

138 Queens Crescent, Livingston

Livingston

Offers Over £180,000

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Occupying an enviable top floor position within a well maintained residential development, this beautifully presented three bedroom apartment at Queens Crescent offers an exceptional amount of living space, a thoughtfully designed layout and lovely elevated views towards the surrounding greenery. With approximately 124 square metres of accommodation, three generous double bedrooms, an impressive lounge and two excellent sized storage cupboards, this is a property that combines the convenience of apartment living with the space and comfort of a family home.

Entering the apartment, a welcoming hallway provides access to the main living accommodation, with fresh neutral décor and soft carpeting creating a bright and inviting first impression.

The lounge is undoubtedly one of the standout features of this home. Exceptionally spacious and flooded with natural light from its recessed windows, this impressive room comfortably accommodates a generous seating arrangement alongside a dedicated dining area, making it ideal for both relaxing and entertaining. The interesting ceiling lines add character to the space, while the elevated outlook across the surrounding trees creates a lovely sense of privacy. Despite its generous proportions, the room retains a warm and welcoming atmosphere.

Positioned separately from the lounge, the kitchen is equally well presented, featuring a stylish range of off white cabinetry complemented by warm wood effect worktops, neutral splashback tiling and contemporary flooring. The thoughtfully arranged layout provides excellent worktop and cupboard space, with room for a range of appliances. Additional fitted storage beneath the window is a particularly practical touch, while the natural light and attractive outlook make this a pleasant space for everyday cooking.

Continuing through the apartment, the principal bedroom is an impressive double room with ample space for a large bed and additional bedroom furniture. Finished in soft neutral tones, the room benefits from a lovely elevated outlook and its own private en suite shower room, complete with a shower enclosure, wash hand basin and WC.

Bedrooms two and three are both generously proportioned doubles, each offering excellent floor space for bedroom furniture. Both rooms are bright and beautifully presented, with the distinctive top floor ceiling lines adding character without compromising on the overall sense of space. The flexibility of these rooms makes the apartment particularly appealing to families, professionals or those looking for additional space to work from home.

The family bathroom is finished in a fresh, contemporary style, featuring a bath with shower above, wash hand basin with vanity storage and WC. Neutral finishes and modern flooring complete the room.

- Walking Distance to Livingston North Railway Station with Direct Links to Edinburgh and Glasgow
- Exceptionally Spacious Lounge with Dedicated Dining Area and Elevated Views
- Three Generously Proportioned Double Bedrooms, Including Principal with En Suite
- Stylish Modern Kitchen and Contemporary Family Bathroom
- Approximately 124m² of Accommodation with Two Excellent Sized Storage Cupboards



A further highlight of this apartment is the excellent storage provision, with two particularly spacious cupboards offering valuable additional room to keep everyday belongings neatly tucked away, something rarely found in such abundance within apartment living.

Externally, the development is surrounded by beautifully maintained communal grounds, with extensive lawn areas, mature trees and attractive natural surroundings. The greenery provides a peaceful setting and a lovely outlook from the apartment, adding to the overall appeal of this top floor position.

Queens Crescent enjoys a desirable setting within Livingston, offering a lovely balance of peaceful surroundings and convenient access to a wide range of amenities. Livingston is particularly popular with families and professionals, with excellent local schooling, supermarkets, leisure facilities and everyday essentials all within easy reach.

For shopping and entertainment, The Centre and Livingston Designer Outlet offer an extensive selection of high street retailers, restaurants and cafés, while nearby Almondvale Park and Almondell & Calderwood Country Park provide beautiful outdoor spaces for walking and recreation. Livingston also benefits from excellent leisure facilities, including Xcite sports centres and a variety of family attractions.

Commuters are well catered for, with Livingston North railway station within walking distance, offering regular services towards Edinburgh and Glasgow. Excellent road connections via the M8 and A71 make travelling throughout the central belt straightforward, making Livingston an ideal location for those seeking convenience, connectivity and a welcoming community atmosphere.

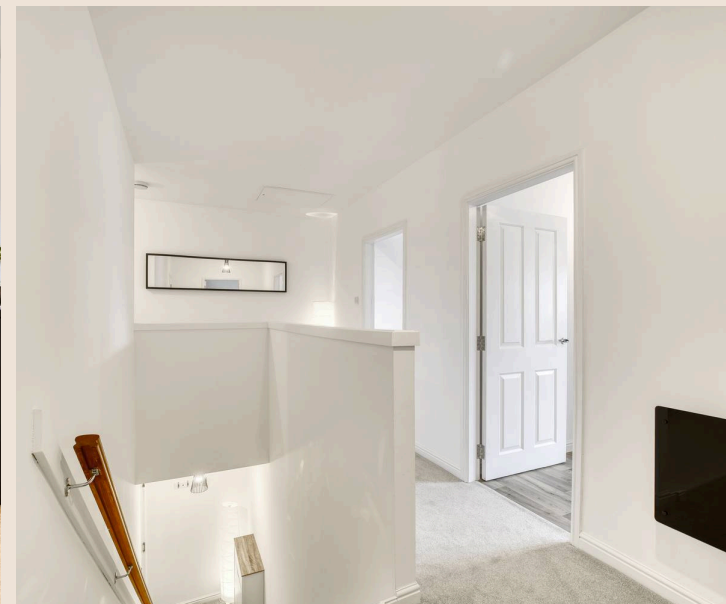
Home Report Value- £185,000

EPC - C

Council Tax Band - D

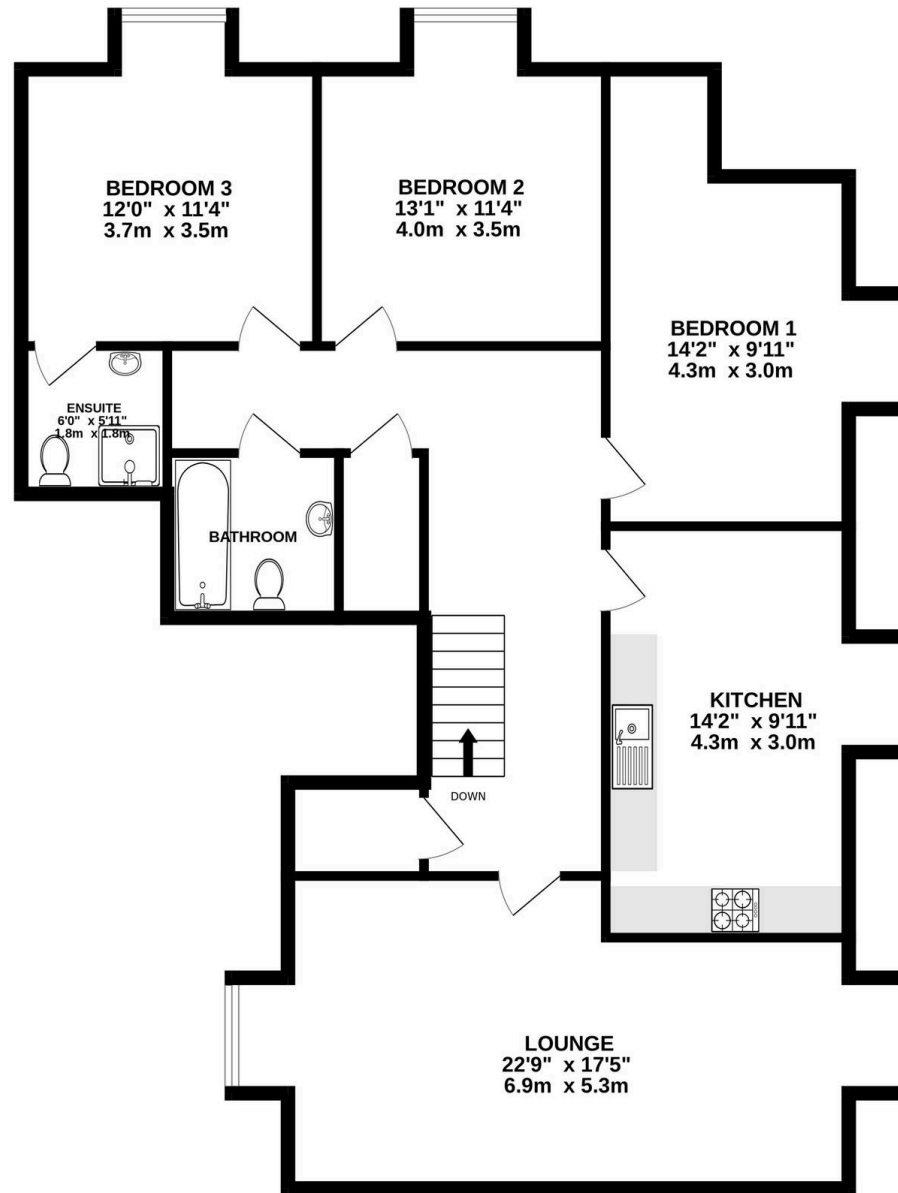
Square Ft- 1335/ 124m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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