



- Detached Family Home- Beautifully Presented Throughout
- Stylish Interiors - 4 Bedrooms + 1 En Suite Shower Room Upgraded 2022
- Bright & Airy Lounge - Semi Open Plan Dining Room
- Upgraded Kitchen 2023, Family Bathroom Upgraded 2023 & Cloakroom
- Driveway & Single Garage
- Fully Enclosed Rear Garden - Viewing Highly Advised

Alba Property View ...

"Beautifully presented with an upgraded kitchen and bathrooms, spacious rooms and a great garden - so many reasons to fall in love with this home."



Nestled in the heart of Livingston's sought-after neighbourhood, 16 Robertson Way is the epitome of modern family living. This exquisite four-bedroom, three-bathroom detached home is a haven for families looking for space, style, and convenience.

Upon arrival, the welcoming red brick facade sets a charming tone, leading into an entrance hallway with a contemporary grey laminate floor. The hallway serves as a central hub, guiding you to the elegantly appointed lounge, boasting bright white walls with a chic grey feature, and a semi-open plan space that seamlessly connects to the dining room. The dining area, bathed in natural light from the patio doors, offers views and access to the garden, and adjoins the meticulously kitchen which was upgraded in June 23. Fitted with stunning shaker style cabinets, integrated oven, hob, hood and microwave and space for a free-standing washing machine and fridge/freezer. Finished with stylish metro splashback tiles, this kitchen is truly the heart of the home. The ground floor also features a convenient cloakroom, perfect for busy families.



Upstairs, the carpeted landing leads to the four beautifully presented bedrooms which are all carpet for maximum comfort and the family bathroom. The serenely decorated master bedroom, complete with fitted mirror wardrobes with sliding door and space for additional free-standing furniture as required. Benefiting from the luxury of an en suite shower room boasting a black heated towel rail and luxurious rainforest shower. Three additional generously sized bedrooms offer built-in storage and plenty of room for furnishings, while the family bathroom showcases a white three-piece suite with a rainforest shower over the bath, completed by striking tiling. This stunning bathroom was installed in June 2023.

Outside, the property doesn't disappoint with a neat front lawn, a double driveway, and a garage. The rear garden is an enclosed paradise for children and pets, featuring a lawn and paved patio. The garden shed is





included within the sale price. With gas heating, double glazing (installed Oct 23 and still has the remainder of its 10-year warranty), and its prime location near motor links and Livingston North train station, this move-in-ready home is an opportunity not to be missed.

Sizes

- Lounge** 18' 1" x 11' 9" (5.51m x 3.58m)
- Dining Room** 12' 7" x 11' 9" (3.83m x 3.58m)
- Kitchen** 14' 7" x 9' 4" (4.44m x 2.84m)
- Rear Vestibule** 3' 5" x 2' 10" (1.04m x 0.86m)
- Cloakroom** 4' 9" x 2' 10" (1.45m x 0.86m)
- Bedroom 1** 12' 3" x 11' 10" (3.73m x 3.60m)
- En Suite** 8' 7" x 5' 0" (2.61m x 1.52m)
- Bedroom 2** 11' 7" x 11' 3" (3.53m x 3.43m)
- Bedroom 3** 10' 4" x 8' 9" (3.15m x 2.66m)
- Bedroom 4** 9' 10" x 8' 4" (2.99m x 2.54m)
- Family Bathroom** 6' 9" x 5' 7" (2.06m x 1.70m)

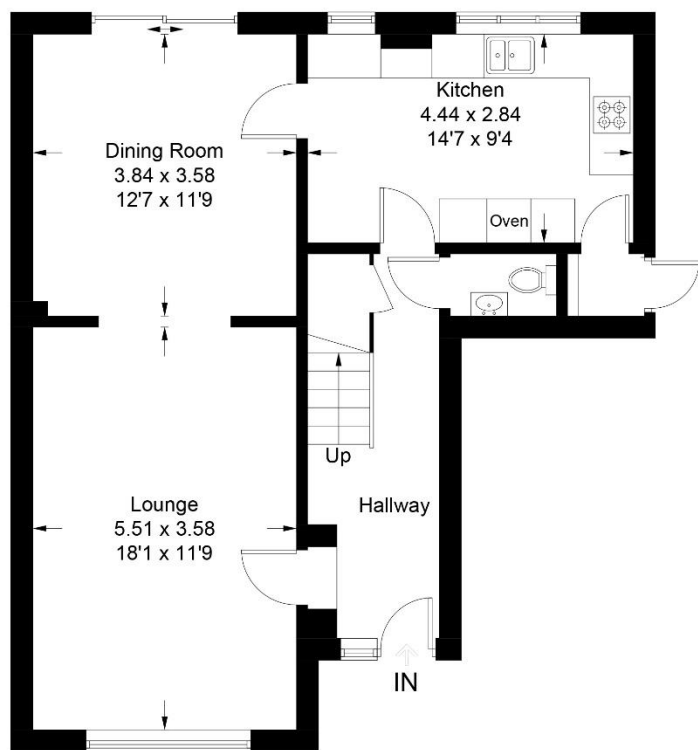
Location

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

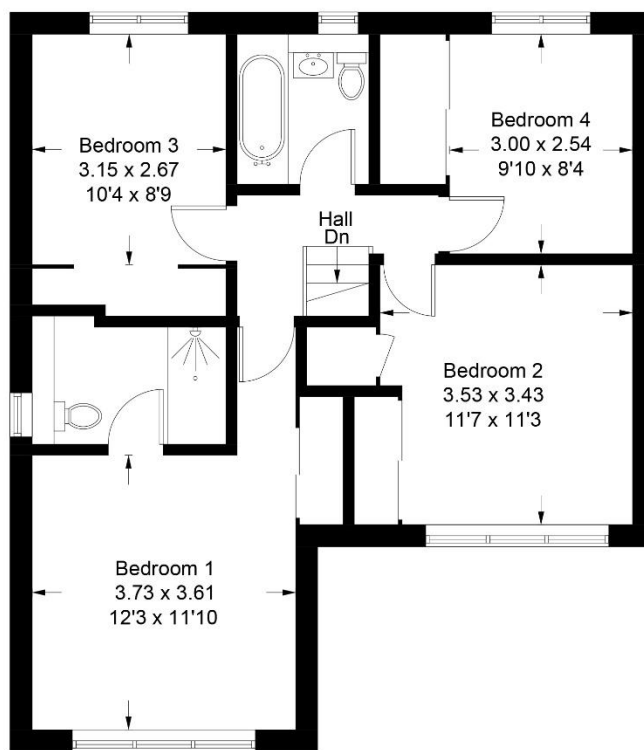


16 Robertson Way, Livingston

Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft



Ground Floor



First Floor

Extras (Included in Sale)

All floor coverings, blinds, integrated oven, hob, hood, microwave and garden shed.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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