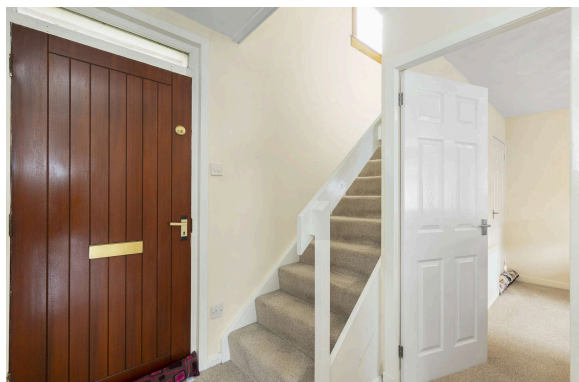




54 Lindsay Way  
LIVINGSTON | WEST LOTHIAN | EH54 8LQ

  
**warners**  
solicitors & estate agents



## 54 Lindsay Way

Livingston | West Lothian | EH54 8LQ

Warners are delighted to present to market this bright & spacious two-bedroom terraced villa with private parking & enclosed garden. Full of natural light, generous space, and excellent storage throughout, this fantastic home enjoys a peaceful position overlooking a charming green and woodland area in the popular Knightsridge residential development of Livingston. Offering well-designed living spaces, designated garden, and private off-street parking, this property is perfectly suited for first-time buyers, professional couples, or buy-to-let investors.

- **Welcoming Entrance Hall** - Boasting two built-in storage cupboards.
- **Bright & Spacious Lounge** - Featuring crisp neutral decor and under-stair storage. Large picture window enjoys views to the rear garden and also fills the space with natural light.
- **Breakfasting Kitchen** - Fully fitted with a good mix of base and wall units and there is ample room for a small dining table to enjoy that morning coffee.
- **Two Generously Sized Double Bedrooms** - Overlooking the rear garden, both bedrooms provide ample space for freestanding furniture. Bedroom one enjoys a bright twin-window aspect, while bedroom two benefits from built-in wardrobes and additional storage cupboard.
- **Stylish Family Bathroom Room** - features a contemporary white three-piece suite, including shower over bath.
- **Additional First-Floor Storage** - Built-in cupboard on the landing provides extra storage space.
- **Private Rear Garden** - Designed for easy maintenance with artificial grass and raised decking area, making it perfect for al fresco dining and outdoor entertaining.
- **Private Off-Street Parking** - A slabbed private parking space to the front adds further practicality.
- **Gas central heating and double glazing**

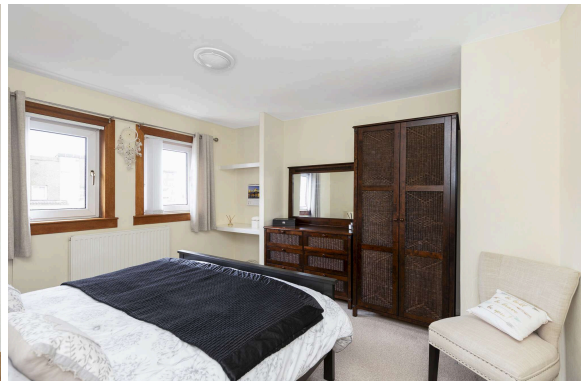
This beautifully presented home offers a fantastic opportunity to step onto the property ladder or make a lucrative investment in a well-connected and sought-after area. Early viewing is highly recommended!

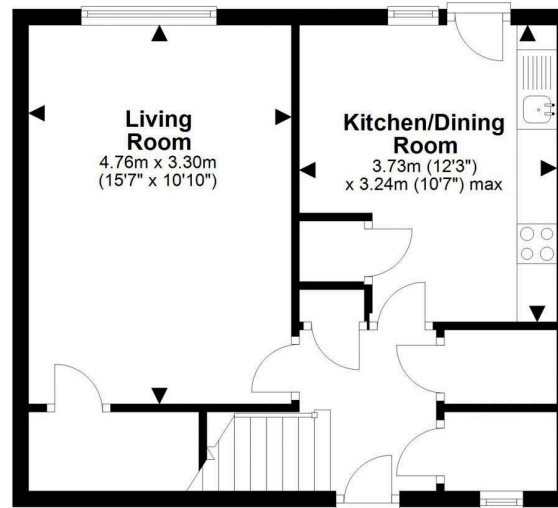
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



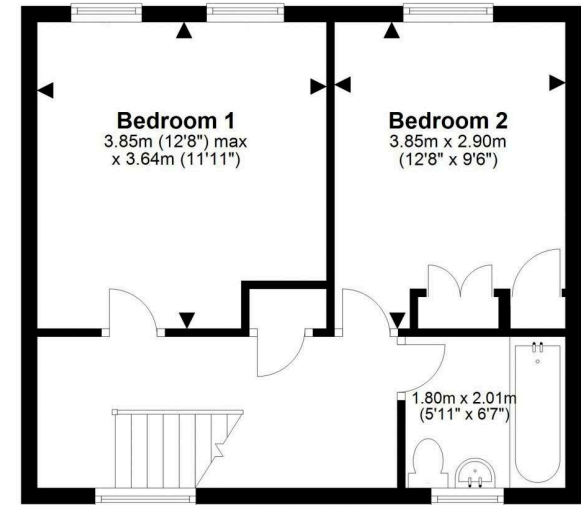
The cooker and washing machine will be included in the sale.  
EPC Rating C. Council tax band A.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





**Ground Floor**



**First Floor**



For details of the total internal floor area, please refer to the Home Report.  
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.