



**23 ROBERTSON WAY,
KNIGHTSBRIDGE, LIVINGSTON**

STEWART WATT & CO.
RESIDENTIAL PROPERTY



Set within the ever-popular Knightsbridge area of Livingston, this attractive three-bedroom semi-detached villa offers bright and well-proportioned accommodation, private gardens, and excellent family living space.

VIEWING BY APPOINTMENT ONLY
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OFFERS OVER £200,000

- Three-bedroom semi-detached villa
- Popular Knightsbridge location in Livingston
- Spacious living room
- Generous dining kitchen
- Bright conservatory overlooking the garden
- Ground-floor WC
- Family bathroom
- Private front and rear gardens
- Garden sheds providing useful external storage
- Gas central heating
- Double glazing





Set within the ever-popular Knightsbridge area of Livingston, this attractive three-bedroom semi-detached villa offers bright and well-proportioned accommodation, private gardens, and excellent family living space, making it an ideal home for first-time buyers, young families, and commuters alike.

The property is set back from the street and benefits from private front and rear gardens. To the rear, the enclosed garden provides a pleasant outdoor retreat with a lawn, mature planting, patio areas and garden sheds, offering an ideal setting for relaxing, gardening, or outdoor entertaining.

Accommodation

- Entrance hall
- Living room
- Dining kitchen
- Conservatory
- Ground-floor WC
- Three bedrooms
- Family bathroom

The front door opens into a welcoming entrance hall with a convenient ground-floor WC. The spacious living room overlooks the front of the property and provides a comfortable space for everyday living and entertaining. To the rear, the generous dining kitchen offers ample space for family dining and features direct access to a bright conservatory, creating an excellent additional reception area with views over the garden.

On the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. The principal bedroom benefits from built-in wardrobe storage, while the remaining bedrooms provide flexible accommodation for children, guests, or home working.

The property further benefits from gas central heating and double glazing within the house.

External

The property enjoys private gardens to both the front and rear. The enclosed rear garden is predominantly laid to lawn and complemented by mature shrubs, colourful planting, patio areas and garden sheds, creating an attractive and practical outdoor space suitable for families and entertaining.

Location

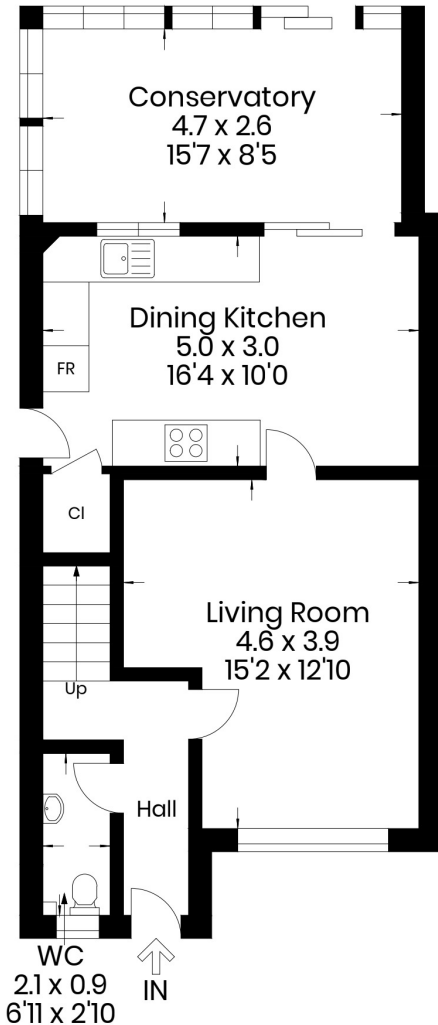
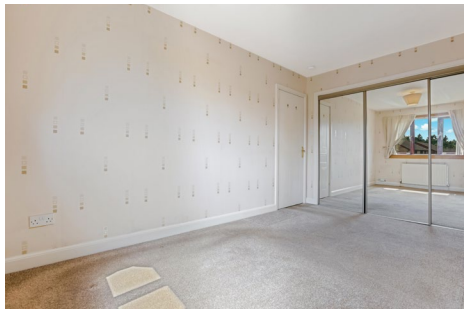
Knightsbridge is a well-established and popular residential area in the north of Livingston, ideally placed for access to a wide range of local amenities, schooling and transport links. The area is particularly popular with families thanks to its proximity to Knightsbridge Primary School and Early Years Centre, while secondary education is available nearby at Deans Community High School. The area also benefits from a selection of nursery facilities, parks and open green spaces.

For commuters, the property is conveniently located close to Livingston North railway station, which provides regular services to both Edinburgh and Glasgow. Excellent road links via the M8 motorway allow easy travel throughout the Central Belt, while nearby bus services connect Knightsbridge with Livingston town centre, Edinburgh, Bathgate, St John's Hospital and surrounding towns.

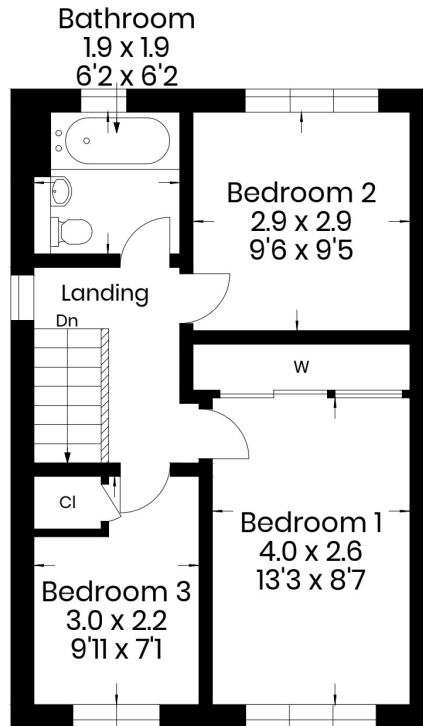
Livingston itself offers an extensive range of shopping and leisure facilities, including The Centre Livingston, Livingston Designer Outlet, supermarkets, restaurants, cinemas, gyms and golf courses, ensuring residents have everything they need close at hand. The combination of excellent amenities, reputable schools and superb transport connections makes Knightsbridge a highly desirable location for families, professionals and commuters alike.

EPC Band – C

Council Tax Band - D



Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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