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52 Atholl Way

Livingston, EH54 8TH

Offers over £140,000



Situated in the highly sought-after Knightsridge area, this beautifully presented third-floor flat at 52 Atholl Way is offered to the market in true walk-in condition, making it an ideal choice for first-time buyers or those seeking a bright, low-maintenance home.

2 Bedrooms, Master En Suite
Lounge With Views
Modern Fitted Kitchen
Family Bathroom

Viewing Advised



Description

Property Description – 52 Atholl Way, Knightsridge, Livingston

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Key Features:

Spacious Lounge with countryside views, inviting natural light and a peaceful ambience

Double doors leading to the kitchen, allowing for flexible open-plan living

Modern Kitchen with ample wall and base units, complementary worktops, gas hob, electric oven, washing machine and fridge freezer.

Floor-to-ceiling window opening to a charming Juliet balcony

Two generous bedrooms, both with built-in storage

Primary bedroom boasts a stylish shower en suite

Family bathroom with shower over the bath

Gas central heating & double glazing throughout

Excellent storage space within the property

Resident and visitor parking available to the rear

This bright and welcoming home offers the perfect balance of comfort and practicality. Early viewing is highly recommended to fully appreciate everything this lovely flat has to offer.

Livingston

The town of Livingston lies some 14 miles west of Edinburgh city centre and is well placed for those commuting on a daily basis with a regular railway link to Edinburgh and Glasgow available from Livingston North and South Railway Stations. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops, supermarkets, popular schools at both Primary and Secondary levels, sports centres, health centres, multi-screen cinema complex, Almondvale Shopping Centre and Livingston Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge 14'5" x 14'9" (4.4 x 4.5)

Kitchen 11'1" x 8'2" (3.4 x 2.5)

Bedroom 1 9'11" x 10'5" (3.04 x 3.18)

En Suite 7'10" x 4'3" (2.4 x 1.32)

Bedroom 2 10'7" x 7'10" (3.25 x 2.41)

Bathroom 6'2"n x 8'4" (1.9n x 2.55)

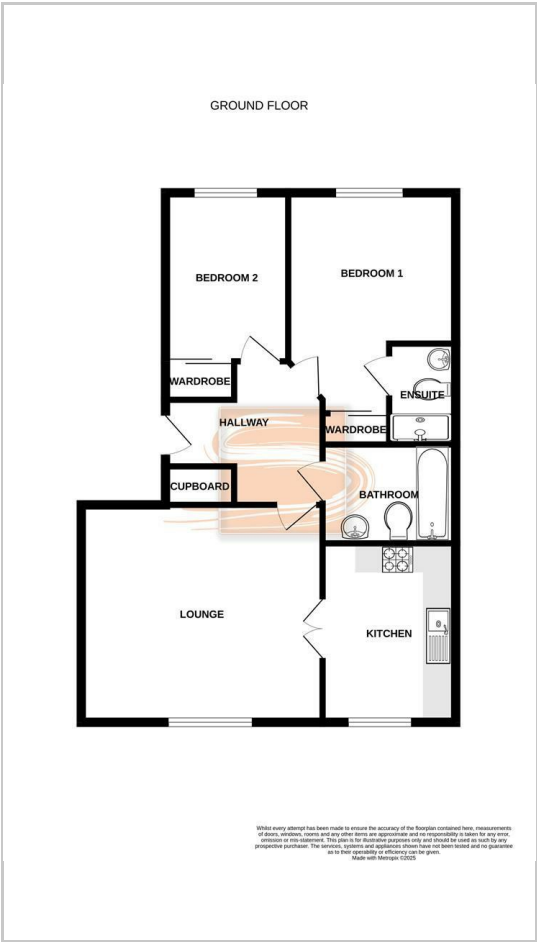
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

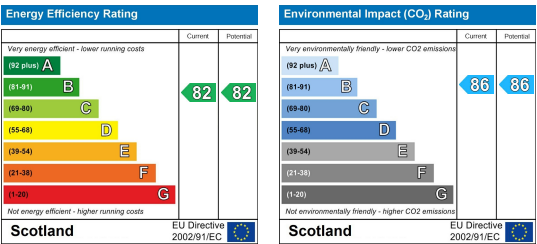
Area Map



Floor Plans



Energy Efficiency Graph



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