

Immaculate detached family villa

In a sought after development

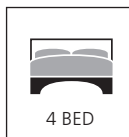


8 Ross Way

Knightsridge, Livingston, West Lothian, EH54 8LA



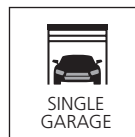
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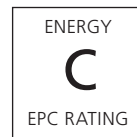
4 BED



2 BATH + WC



SINGLE
GARAGE



ENERGY

C

EPC RATING



KNIGHTSRIDGE

Livingston, West Lothian

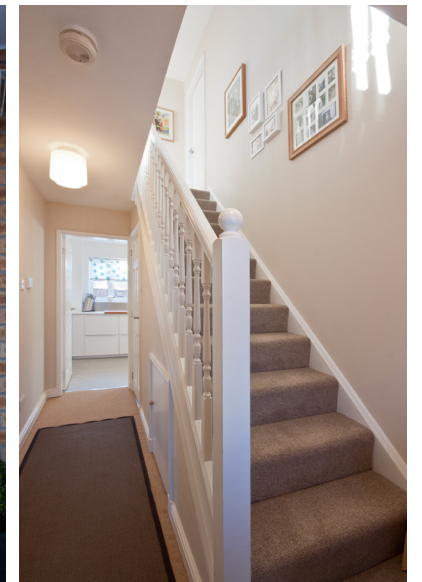
For entertainment, Livingston has a wealth of great cafes, bars and restaurants. And if the buzz of Edinburgh calls, you can be in the city centre, by rail, in less than half an hour, to enjoy world class venues for theatre, ballet, the Festival, the Tattoo and other seasonal entertainments. Easy access to the M8 and M9 motorway networks ensure swift travel times to Edinburgh airport, throughout the central belt and beyond. Excellent shopping experiences abound at The Centre; a comfortable all year fest of famous brands and services for

your delight and delectation. Highly regarded educational facilities are equally accessible and range from Carmondean and Peel primaries to Inveralmond and St Margaret's high schools. There are also great local nurseries providing all day and wrap around. In the surrounding area there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention close to home, Polkemmet, Beecraigs and Almondell, three beautiful country parks, with a great variety and opportunity for outdoor leisure pursuits.



8 ROSS WAY

"...superb, four bedroom, detached house, situated within a popular residential area..."



LOUNGE, KITCHEN & DINING



"...The lounge benefits from a large window which overlooks the front garden..."



"...Once inside, you will be greeted with a first class specification..."



We are delighted to offer to the market this superb, four bedroom, detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained and recently upgraded by the current owners and offers comfortable accommodation, and would make for a fantastic family home.

Once inside, you will be greeted with a first class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The lounge benefits from a large window which overlooks the front garden. The kitchen/diner has the WOW factor, and has been fitted to include a good range of floor and wall mounted units which further benefits from integrated appliances such as oven, microwave, hob, extractor hood, larder fridge, wine cooler and dishwasher. The conservatory can be accessed

from the kitchen/diner, and is ideal for entertaining family and friends. Also located on the ground floor is a very handy utility room and WC.

Taking the staircase to the upper level where you will discover four bedrooms, however the current owners have used their imagination and utilised one of the bedrooms as a walk in dressing room, complete with built in wardrobes and storage. The master bedroom hosts an en-suite shower room and built in wardrobe. There are two further bedrooms all with built in wardrobes. The family bathroom is also located on this level and completes the accommodation on offer.

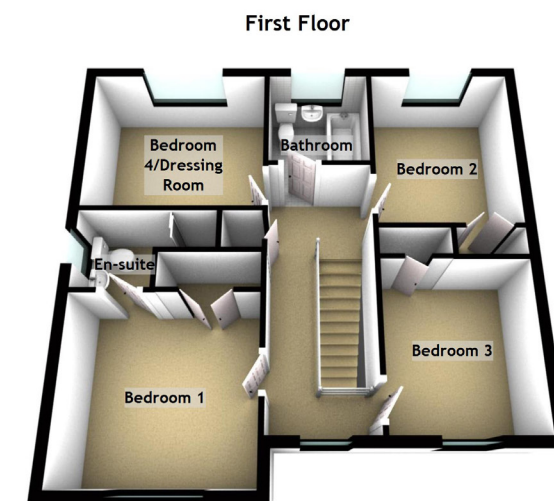
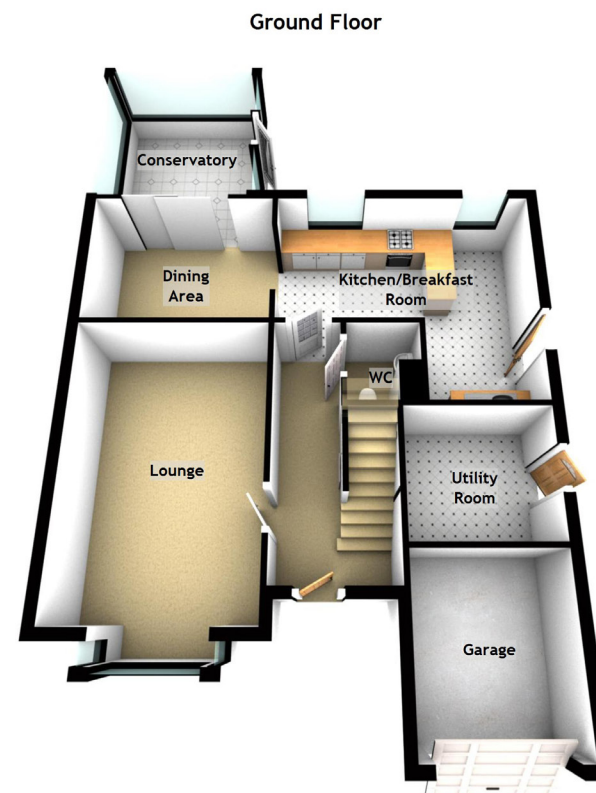
Internally the property benefits from gas central heating, double glazing throughout and ample storage throughout.

Externally the property has private front and rear gardens. The single garage can be accessed via the mono block driveway.



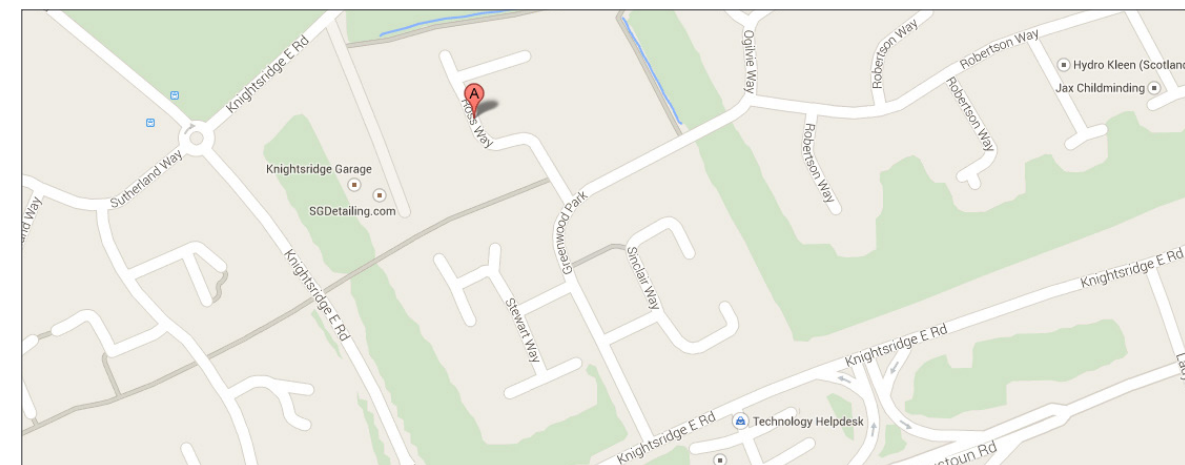


A modern bathroom interior featuring a white pedestal sink, a white toilet, and a large mirror. The wall is covered in light-colored wood paneling, and the floor is tiled. A window with a white frame is visible above the sink.



Lounge	5.01m (16'5") x 3.28m (10'9")
Kitchen/Breakfast Room	4.64m (15'3") x 3.50m (11'6")
Utility Room	2.47m (8'1") x 2.23m (7'4")
Dining Area	3.30m (10'10") x 2.49m (8'2")
Conservatory	2.91m (9'7") x 2.80m (9'2")
Bedroom 1	3.33m (10'11") x 3.21m (10'6")
En-suite	2.48m (8'2") x 1.46m (4'9")
Bedroom 2	3.14m (10'4") x 2.57m (8'5")

All fitted floor coverings, window blinds and integrated kitchen appliances.





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