



**lindsays**

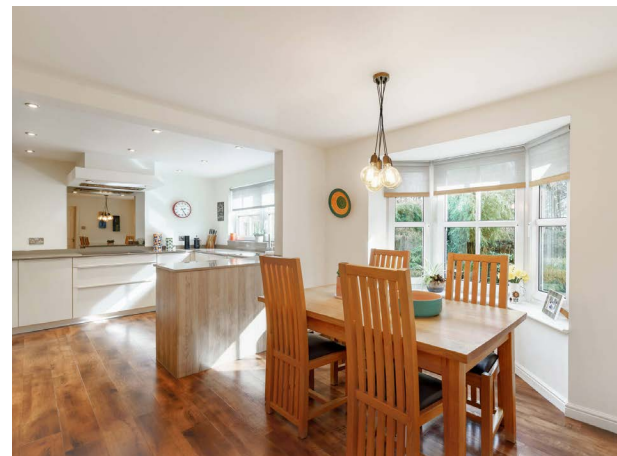
**44 Westcroft Court**  
Livingston Village, EH54 7EW

*"Superb 5 Bedroom Detached house with double garage"*

- Popular residential area
- Good local amenities
- Sitting room with garden room off
- Kitchen/dining room
- Utility room
- Principal bedroom with ensuite
- 3 further bedrooms
- Bedroom 5 / study
- Family bathroom
- Enclosed south-facing rear garden
- Double garage and driveway

EPC Rating C

**OFFERS OVER £385,000**



## Description

44 Westcroft Court is a superb 5 bedroom detached house located in the ever-popular Livingston Village area of Livingston, providing a substantial family home of considerable quality and appeal. The property, which is in 'turn-key' condition, offers flexible, immaculately presented and generously proportioned accommodation over 2 floors and benefits from a south facing rear garden, detached double garage, and a driveway for multiple vehicles. The accommodation, in brief, comprises entrance hallway, WC, sitting room with feature fireplace, kitchen/dining room with utility room off, sitting room/garden room, principal bedroom with ensuite, 3 further bedrooms, bedroom 5 / study, and family bathroom.

## Area

The town of Livingston offers a selection of amenities to include nurseries, primary and secondary schooling, supermarkets including ASDA, Sainsbury's, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by two mainline railway stations with regular services to both Edinburgh and Glasgow. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.

## Viewing

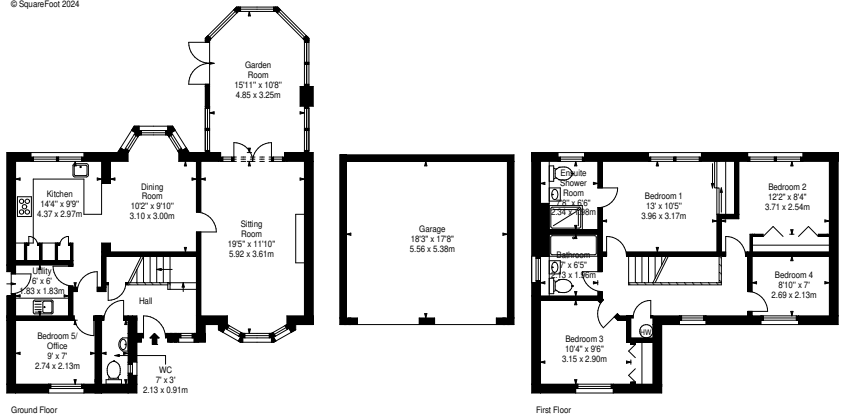
By appointment contact Lindsay's on 0131 229 4040



**Westcroft Court,**  
Livingston,  
West Lothian, EH54 7EW



Approx. Gross Internal Area  
1558 Sq Ft - 144.74 Sq M  
Garage  
Approx. Gross Internal Area  
324 Sq Ft - 30.19 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsay's 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 offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.