



**RE/MAX** PROPERTY



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52b Robertson Way, Knightsridge, Livingston, EH54 8RE

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## ***This wonderful 3 bedroomed semi detached villa!!***

Located in the popular residential area of Robertson Way, Livingston. This property will be popular, so an early viewing is recommended. Comprising of lounge, dining kitchen, 3 good sized bedrooms, bathroom, gardens and driveway.

Within the local neighbourhood there are a wide variety of amenities. These include the Meldrum Primary School and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as the local nurseries. At the local Carmondean Centre, there is a medical centre, library, Morrisons supermarket, R.S.McColl and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just a 5 minute drive away. There are several pleasant walks locally within the surrounding countryside.

- Semi Detached Property
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Gardens
- Driveway
- GCH and DG



### Hallway

3' 11" x 4' 3" (1.20m x 1.30m)

Enter via UPVC door, wood laminate flooring, central light fitting and radiator.

### Lounge

13' 4" x 11' 11" (4.07m x 3.62m)

The lounge has front facing window, wood laminate flooring, storage cupboard, wall mounted fireplace and radiator.

### Dining Kitchen

13' 4" x 8' 11" (4.07m x 2.73m)

The dining kitchen has base and wall mounted units, partly tiled walls, integrated gas hob, electric oven, extractor hood, stainless steel sink with mixer, boiler, strip light, space for free standing appliances, wood laminate flooring, radiator, rear facing window and rear facing door accessing the garden.

### Upper Landin

The upper landing has carpet to floor, access to all rooms, central light fitting and side facing window.

### Bedroom 1

11' 0" x 7' 5" (3.35m x 2.27m)

This room has front facing window, carpet to floor, built in mirrored wardrobes, central light fitting and radiator.

### Bedroom 2

9' 2" x 8' 11" (2.80m x 2.72m)

This room has rear facing window, carpet to floor, built in wardrobe, central light fitting and radiator.

### Bedroom 3

8' 6" x 8' 2" (2.6m x 2.5m)

This room has front facing window, wooden laminate flooring, central light fitting and radiator.

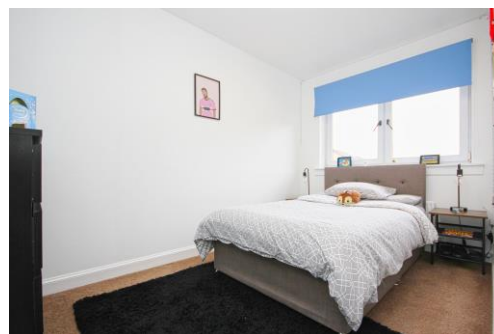
### Bathroom

5' 11" x 5' 7" (1.8m x 1.7m)

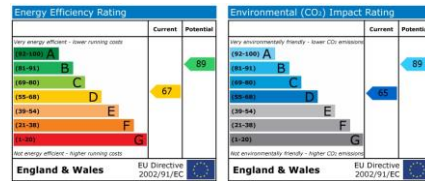
The bathroom has white WC, wash hand basin with mixer tap, bath with electric shower overhead, tiled walls, ceramic tile flooring, rear facing window, chrome towel radiator, mirrored vanity unit and central light fitting.

### Gardens

The front garden has slabbed path leading to the door, the rest is laid to lawn. The rear garden is Astroturf with slabbed area and high fence surrounds.







These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked.



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