










Offers Over  
**£280,000**

## 2 Tantallon Gardens

Livingston | West Lothian | EH54 9AT

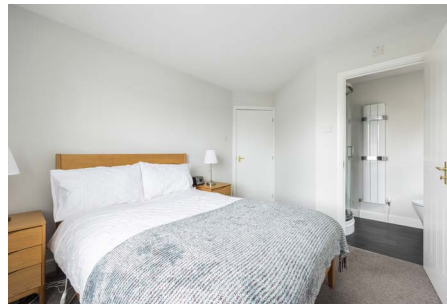
This spacious detached house in the desirable Bellsquarry area of Livingston has been extensively modernised and upgraded by the current owners, creating a stylish and beautiful family home in a highly sought-after location. With private gardens, a garage, and off-street parking, it is ideally suited for family living.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief, the accommodation includes a welcoming hallway with a convenient downstairs WC, a front-facing reception room featuring a bay window and a central focal fireplace, and a stylish, fully fitted dining kitchen with ample wall and base units, integrated appliances, and chic tiling in splash areas. The open-plan family room has doors leading to the garden. The spacious principal bedroom includes an en-suite shower room, while two additional well-proportioned double bedrooms at the rear, one with built-in wardrobes, provide plenty of space. A white three-piece bathroom suite completes the accommodation.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property is quietly positioned within an established development and offer private front and rear gardens along with a driveway for off street parking and a garage. The garden ground to the front is low maintenance with chipstone and decorative shrubbery. To the rear, again the space is low maintenance with a covered deck area, an ideal spot for outside entertaining or a quiet morning coffee.

## Viewing

Please contact Neilsons on 0131 625 2222.





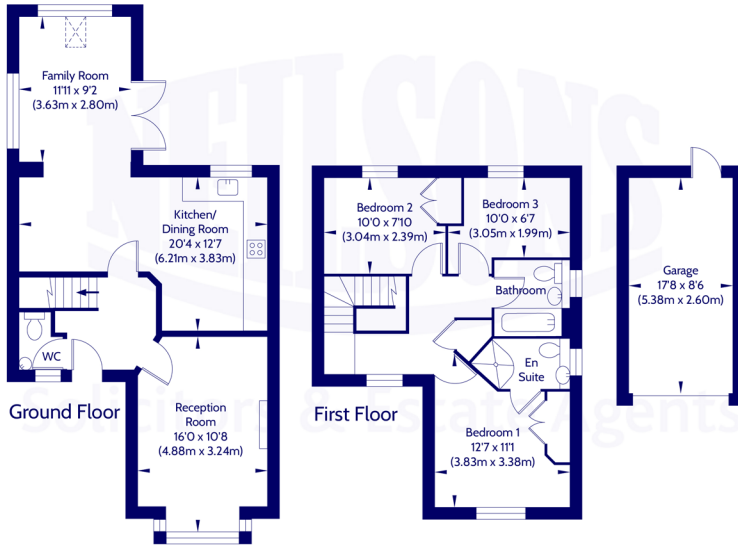
## Location

Bellsquarry is one of the most sought-after areas in Livingston, offering excellent access to a wealth of amenities, including the extensive shopping and leisure facilities at Almondvale Centre. The area is surrounded by mature woodlands, with lovely walks through Bellsquarry Birchwood and the Murieston Trail.





Approx. Gross Internal Floor Area 94.63 Sq M / 1019 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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