



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**45 Lindsay Way**

Livingston EH54 8LQ



# 45 Lindsay Way

Nestled in a small cul-de-sac, this two bedroom semi-detached villa, sits close to Deer Park in Livingston and Knightsbridge primary school is with-in walking distance. It is the perfect blend of comfort and style and features an extensive front garden and south facing rear garden.

The front of the property is set back off a pedestrian pathway, with private residents parking to the rear (with-in the cul-de-sac), practical access can be found through the rear garden. Step through the front door to discover a welcoming hall, directly ahead is a spacious kitchen/diner. On the left you find a bright living room, with large south-facing picture window which floods the room with natural light and overlooks the rear garden. A large walk-in cupboard is accessed from the living room. The kitchen/diner, is well appointed with extensive fitted cabinets and fully glazed door gives direct access to the south-facing rear garden. Conveniently located off the hall, you'll find a practical WC and walk-in meter cupboard, housing the combination boiler. Venture upstairs to an airy landing that leads to two excellent double bedrooms (one built-in wardrobes) and both having blackout blinds and a a pristine family bathroom. Additional storage is provided by two good-sized cupboards on the landing and a partially floored attic.

## Property Summary

- Semi-detached villa
- South-facing living room
- Spacious south-facing kitchen/diner
- Downstairs WC
- Two excellent double bedrooms (one with built-in wardrobe)
- Attractive three-piece bathroom
- Partially floored attic space
- Gas central heating & double glazed windows
- Generous front garden & south -facing enclosed rear garden, plus 2 garden sheds
- Private residents parking to rear with allocated space
- EPC Rating - C | Council Tax Band - A

Extras: all fitted floor coverings, blackout blinds and two garden sheds, to be included in the sale.

Home Report Value - £140,000



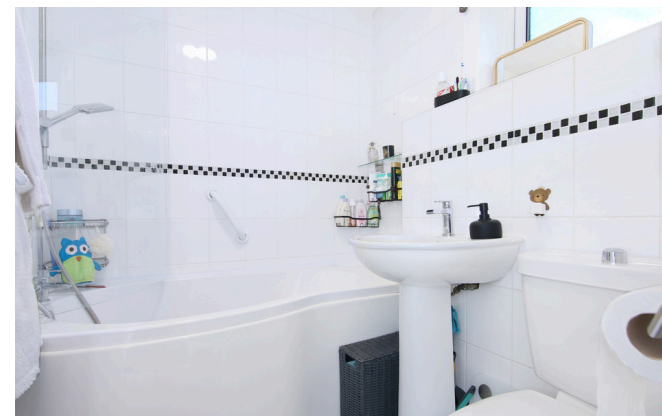








Semi-detached  
villa, with all  
accommodation  
south-facing &  
close to Deer Park  
golf course













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**dream property!**



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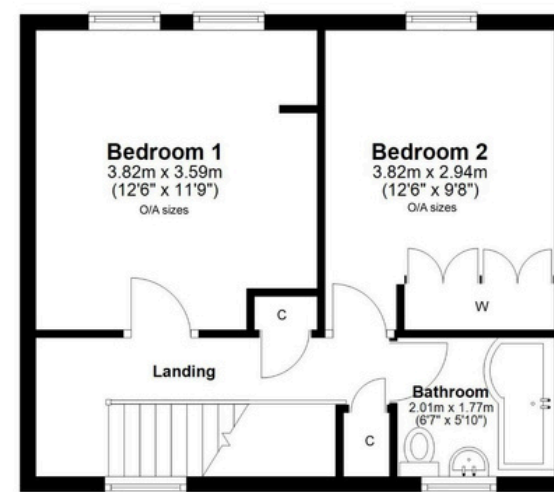
#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



#### Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



#### First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total Area: approx. 75.4 sq.metres (811.7 sq. feet)

All measurements are approximate and for display purposes only



PLOT OUTLINE

## Location

Livingston is a prime commuter town, being ideally situated between Edinburgh(approx.15 miles) and Glasgow(approx. 30 miles). With an excellent commercial and business hub, it attracts large national and international companies, including BSKyB, with excellent employment opportunities. The Almondvale Centre and Livingston Designer Outlet offers fabulous high end shopping opportunities as well as, excellent bars, restaurants and a Vue Cinema complex. It also includes an Asda store. For leisure, there is the Deer Park Golf and Country Club or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course.

Lindsay Way, lies to the north of Livingston town centre, close to Deer Park golf course with local schools, of all levels, with-in walking distance. Newly built Starbucks and Macdonalds can be accessed by a pedestrian pathway, along with a Marks & Spencers foodhall with-in the local services. Uphall and Livingston North train station, are both easily accessible and there is easy access to the M8.