



29B Robertson Way
Knightsbridge
Livingston
EH54 8RE

A Spacious 3 Bedroom
Semi-detached House in a
popular residential area.

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CHRISLING
PROPERTIES

Seldom available 3 bedroom semi-detached family home located within the popular area of Knightsbridge in a lovely residential neighbourhood featuring a larger than average, predominately south facing private back garden.

The property is highly convenient for commuting with excellent access throughout Livingston and motorway links, the M8 offers easy access to Edinburgh, Glasgow and beyond.

The accommodation comprises on the Ground Floor; a welcoming entrance hall leading to the WC, a large living room with laminate flooring, a neutral coloured open plan kitchen/dining room with french doors leading to the enclosed Rear Garden, gas cooker, electric oven and integrated appliances. Stairs ascend to the First Floor which comprises; 3 bedrooms, a family bathroom and also Loft Space which has been largely floored for storage purposes. Photovoltaic panels are installed for the conversion of thermal energy into electricity which can be found on the roof slopes.



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Large south facing garden with plenty of sun has a shed, gated access with paved access way and timber fencing. Ample space to consider an extension. At the front of the property there is a driveway to the side of and lawn area.

Further benefits are Gas Central Heating, Double Glazing, Integrated Fridge Freezer, Washing Machine and separate Dryer. All blinds, floor coverings and light fittings are included in the sale, plus trampoline and shed.

This property represents an ideal home for a couple or small family. Property is also suitable as a Buy To Let due to demand in this area. Viewings to appreciate the immaculate condition of the property are highly recommended.

Council Tax Band D

Energy Rating C

Approx Size 82 m²

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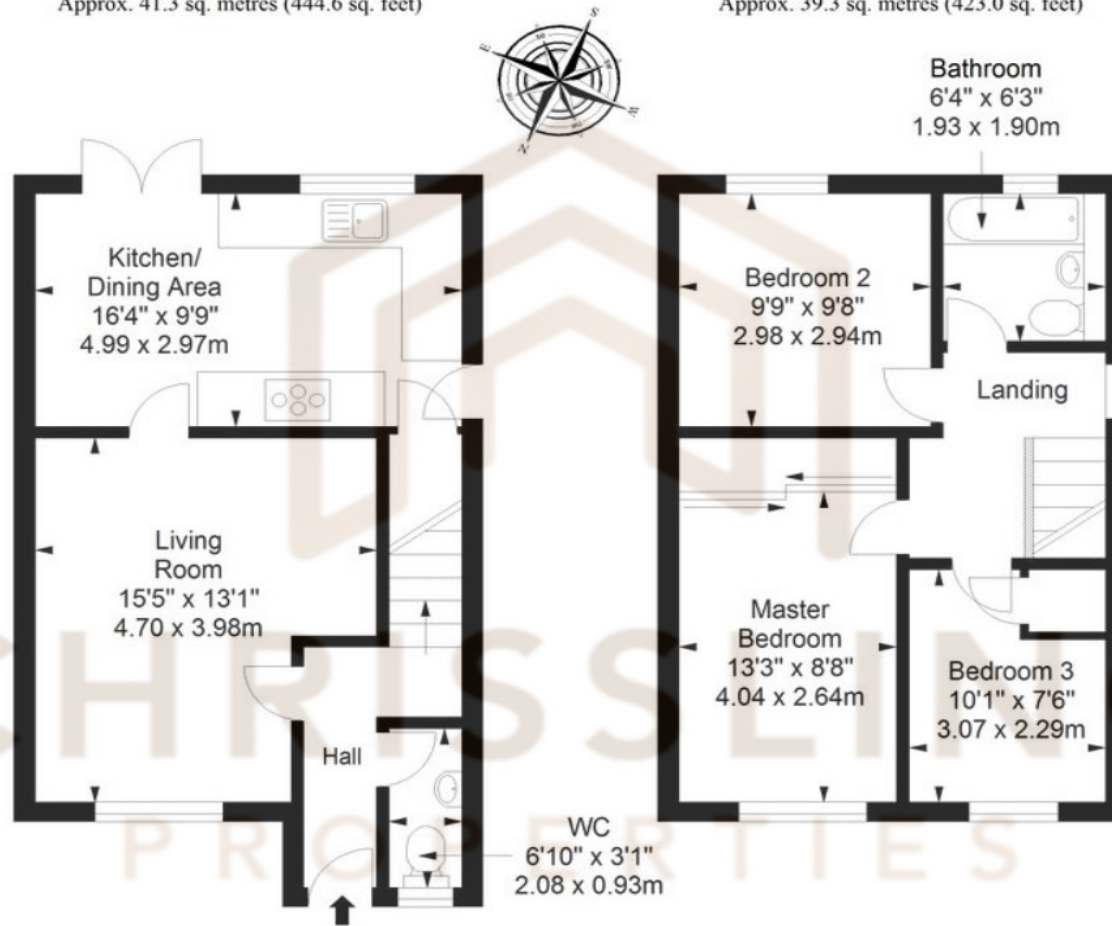
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Ground Floor
Approx. 41.3 sq. metres (444.6 sq. feet)

First Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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