

33 Quarrywood Court

LIVINGSTON, WEST LOTHIAN, EH54 6AZ



*IMPRESSIVE TOP FLOOR 2 BED APARTMENT OFFERING
GENEROUS SPACE, EN-SUITE LIVING AND A SUPERB LOCATION*



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McEwan Fraser Legal is delighted to present Quarrywood Court to the market. Number 33 is a two-bedroom apartment offering generous accommodation, excellent storage and an en-suite principal bedroom, set within the attractive and established Quarrywood Court development in Livingston.

The accommodation is entered via a welcoming hallway which provides access throughout the apartment and immediately gives a sense of the space on offer. The impressive living and dining room is a real highlight of the home, providing generous proportions with plenty of room for both comfortable lounge furniture and a dedicated dining area. Large windows allow excellent natural light into the room, while the neutral décor creates a bright and inviting space for everyday living and entertaining.



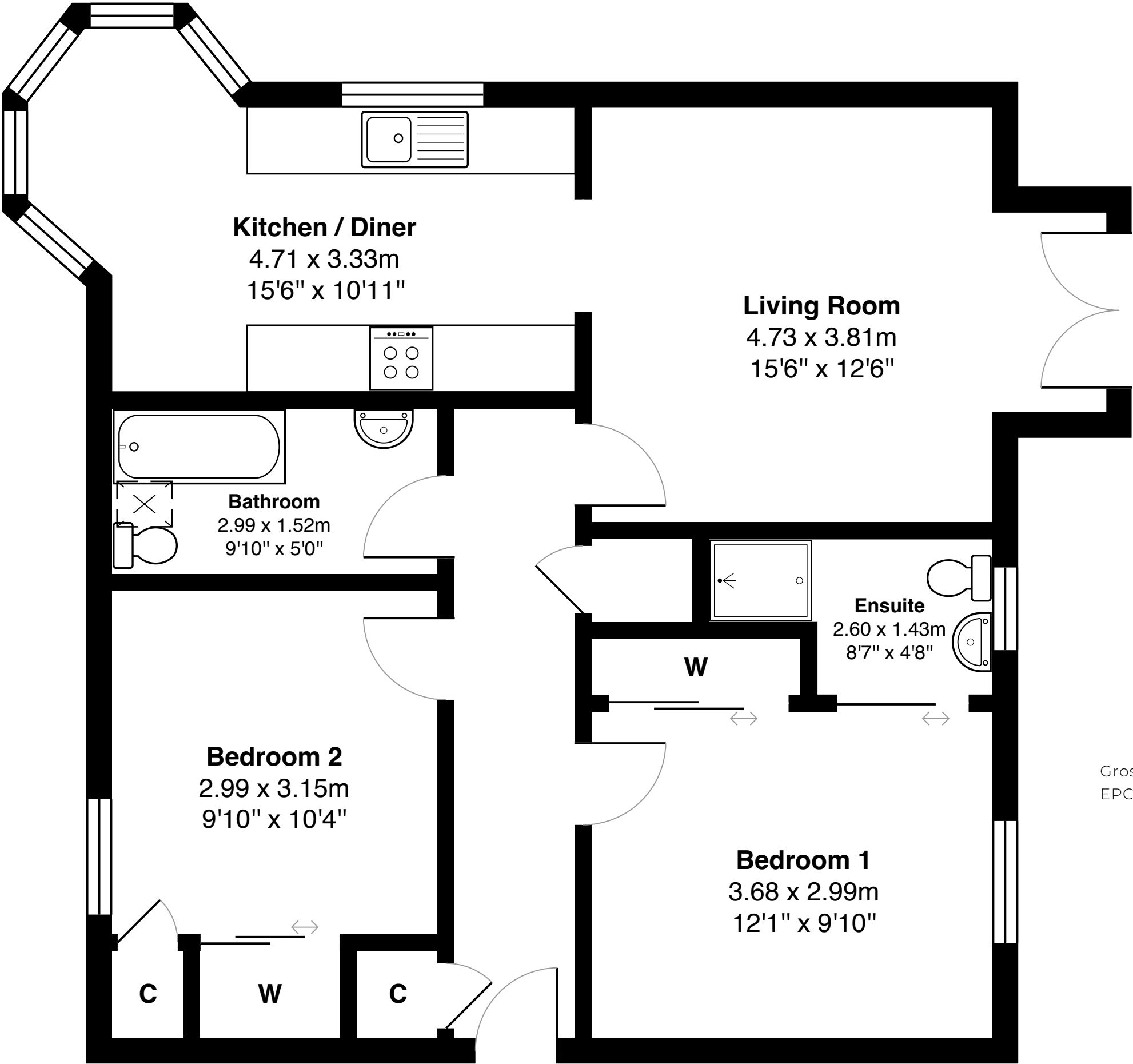
The separate kitchen is well-appointed with a good range of fitted wall and base units providing ample storage and worktop space. Integrated and freestanding appliance space is incorporated into the layout, and both the integrated and freestanding appliances are included in the sale. The room also benefits from a particularly attractive windowed dining area, creating a lovely spot for a breakfast table and making the kitchen feel wonderfully bright and sociable.



There are two well-proportioned bedrooms. The principal bedroom is a generous double with excellent space for freestanding furniture and the added benefit of its own en-suite shower room. The second bedroom provides another comfortable and versatile room, ideal as a guest bedroom, home office or additional double bedroom depending on requirements.

Completing the accommodation is the main bathroom, fitted with a white suite including a bath with shower attachment, wash hand basin and WC.





Gross internal floor area (m²): 74m²
EPC Rating: C



Externally, Quarrywood Court is set within attractive established communal grounds, with mature trees and greenery helping to create a pleasant residential setting. The combination of generous internal accommodation, two bathrooms and a convenient Livingston location makes this an excellent option for first-time buyers, professionals, downsizers or those seeking a well-proportioned apartment within easy reach of the town's amenities.

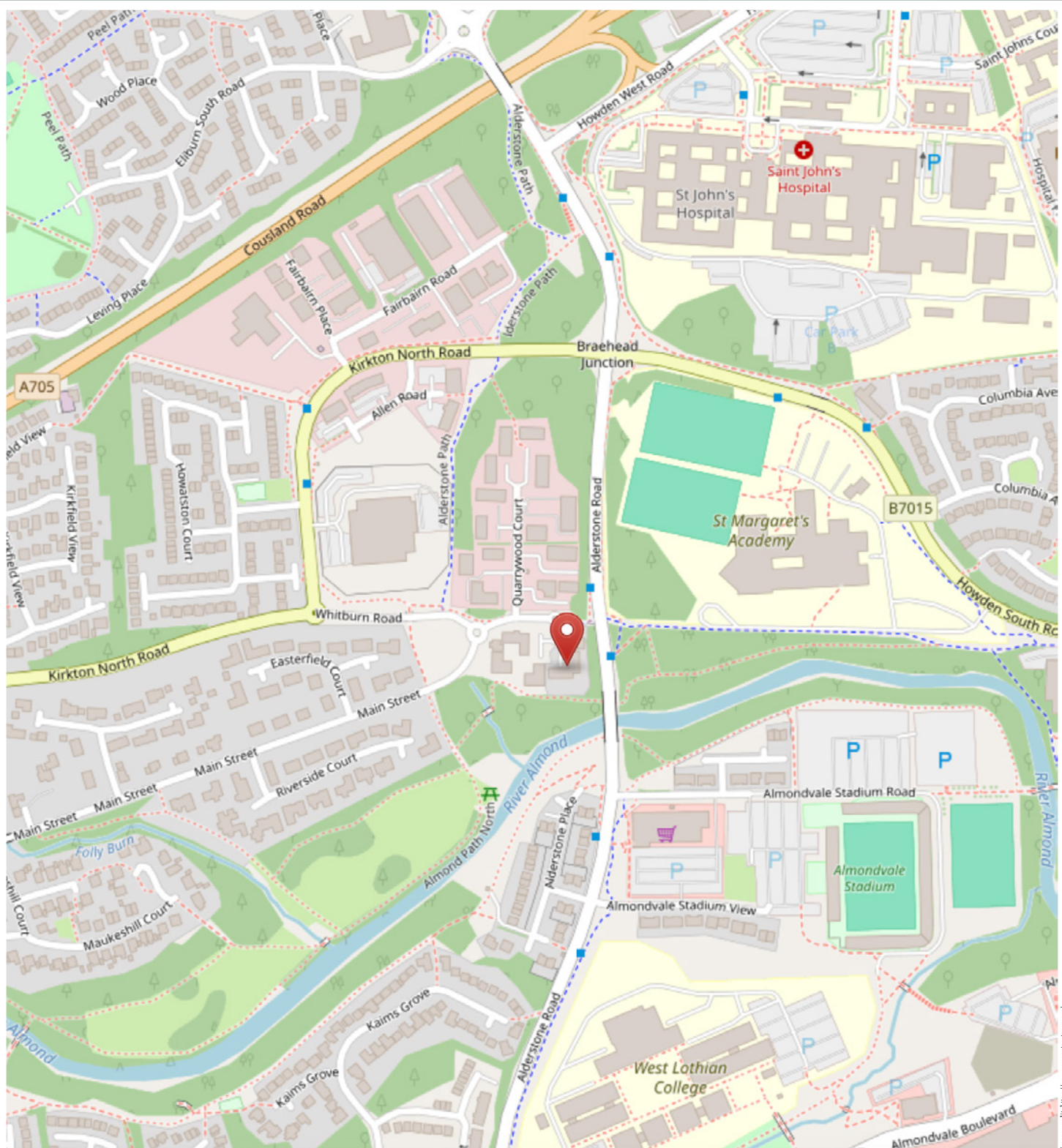


Quarrywood Court enjoys an established residential setting within Livingston, offering convenient access to the extensive amenities for which the town is known. Livingston provides an excellent range of shopping and leisure facilities, including The Centre and Livingston Designer Outlet, alongside supermarkets, restaurants, cafés, gyms and recreational facilities.

For commuters, the area is particularly well positioned for access to Edinburgh, Glasgow and the wider central belt. Livingston North and Livingston South railway stations provide regular services, while the nearby M8 motorway and surrounding road network make travel by car equally convenient. Edinburgh Airport is also readily accessible.

Closer to home, residents can enjoy a good selection of local amenities and attractive outdoor spaces, with Livingston's extensive network of paths, parks and green areas providing plenty of opportunities for walking and recreation. The combination of excellent transport connections, everyday amenities and a more established, leafy residential environment makes Quarrywood Court a particularly convenient base within Livingston.





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