

24 Swift Brae

LADYWELL, LIVINGSTON, WEST LOTHIAN, EH54 6GY



Top floor two-bed flat with stunning corner Juliet balcony - perfect for first-time buyers or young couples



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McEwan Fraser Legal is delighted to present Swift Brae to the market. This fantastic and spacious top-floor flat enjoys a prime position within the highly sought-after residential area of Livingston. Boasting a stylish living space, the property is presented to the market in fantastic condition with a neutral design.

THE LIVING ROOM



Upon entering, you are welcomed by a secure entry system leading into a well-maintained, carpeted communal stairwell. Inside the flat, a well-proportioned living room benefits from a striking feature corner window and a Juliet balcony, allowing for an abundance of natural light and stunning views. The lounge flows seamlessly into the modern kitchen, which is fitted with a range of wall and base-mounted units and complementary worktops.

THE KITCHEN





Both bedrooms offer lovely open views to the rear of the property, while the well-appointed bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2 & EXTERNALS



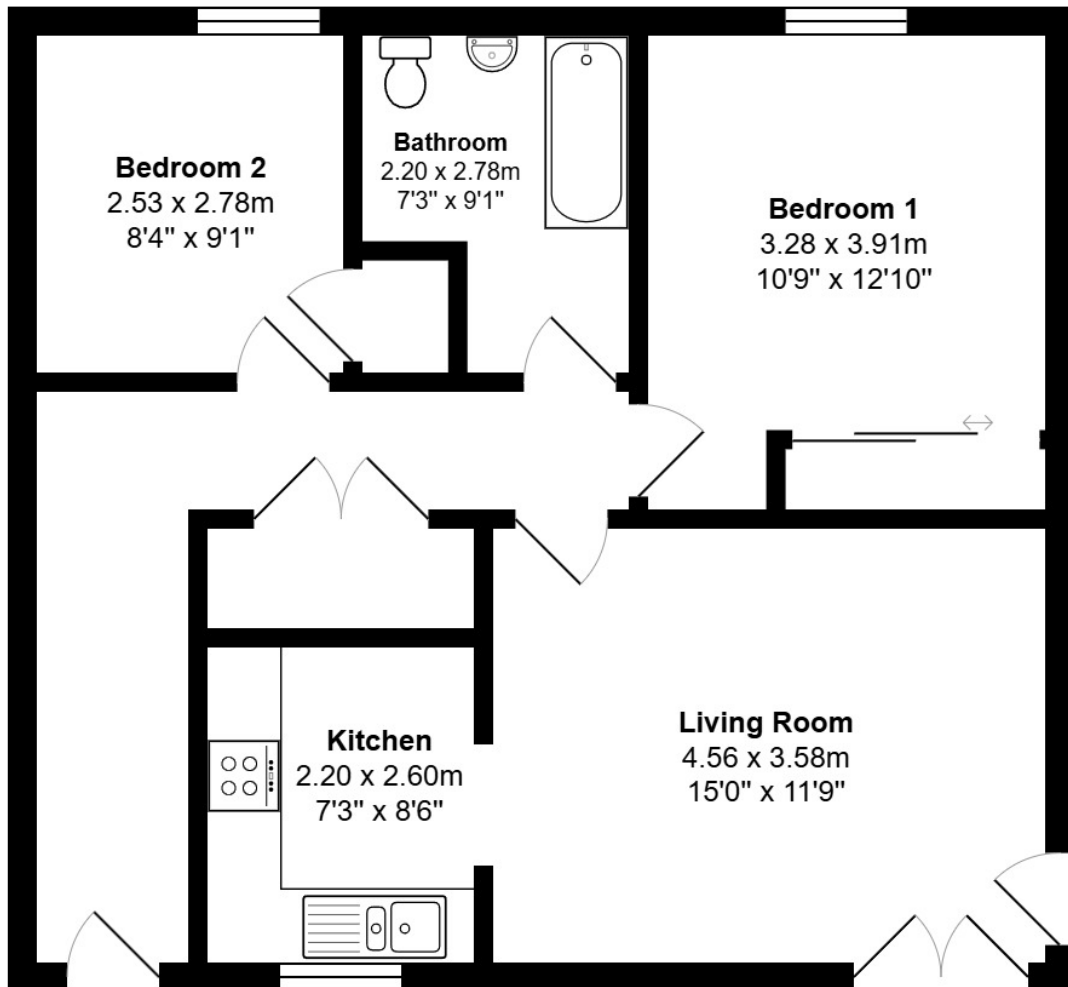
The property is set within well-maintained communal grounds, with private residents' parking and ample visitor spaces available.

The flat is in a highly desirable area, perfectly positioned for commuters with easy access to the M8/M9 motorway network and the A71, ensuring smooth travel across the central belt. Regular bus and rail links provide swift connections to both Edinburgh and Glasgow. Local amenities, parks, country walks, and cycle paths are all within easy reach, making this an ideal home for professionals and families alike.

Viewing is recommended to appreciate all this perfectly placed flat has to offer.

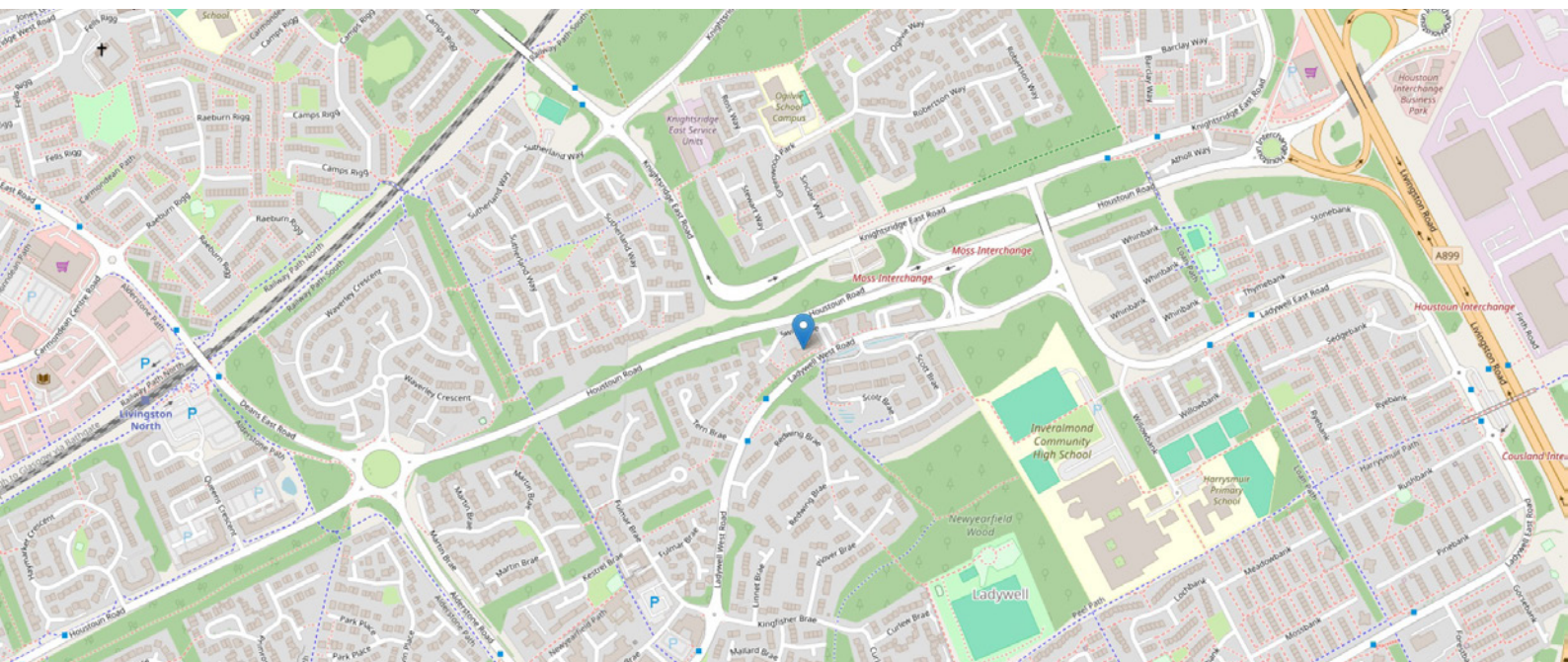


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Ladywell is a popular and well-established residential area within Livingston, offering a fantastic balance of convenience, green spaces, and excellent transport links. Situated just west of the town centre, it provides easy access to a wide range of amenities, making it a sought-after location for families, professionals, and commuters alike. The area benefits from superb connectivity, with the M8 motorway just minutes away, providing quick and easy access to both Edinburgh and Glasgow. The nearby Livingston North railway station offers regular train services to both cities, making commuting effortless. Additionally, a well-connected bus network serves the local and surrounding areas.





Residents of Ladywell enjoy close proximity to The Centre, Livingston, and Livingston Designer Outlet, both offering a fantastic selection of high-street brands, restaurants, and entertainment options. Local convenience stores, supermarkets, and healthcare facilities are all within easy reach, ensuring everyday essentials are always nearby.

Being surrounded by beautiful parks, scenic walking trails, and cycle paths, makes it perfect for those who enjoy the outdoors. Popular green spaces like Eliburn Park and Howden Park offer fantastic areas for relaxation, dog walking, and outdoor activities. There are also sports and leisure facilities nearby, including gyms, golf courses, and swimming pools.



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