

90 Cameron Way

LIVINGSTON, EH54 8HF



Walk-in condition, three-bed home with excellent storage and front and rear garden



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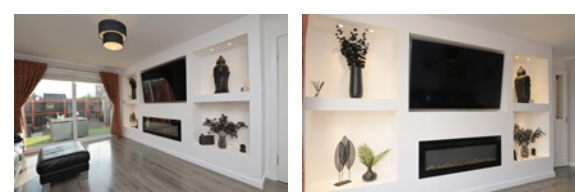


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McEwan Fraser Legal is delighted to present this beautifully presented mid-terraced home on Cameron Way, offered to the market in true move-in condition.

THE LIVING ROOM



The property opens into a welcoming hallway finished in modern grey tones, providing access to the main living areas. To the rear, the bright living room offers a warm and inviting atmosphere, styled with contemporary décor and featuring a striking media wall with inset lighting and an electric fire. Sliding patio doors fill the space with natural light and open directly onto the enclosed rear garden, creating an effortless indoor-outdoor flow ideal for relaxing or entertaining.

THE KITCHEN



The kitchen, accessed from the lounge, is sleek and well planned, fitted with dark cabinetry and marble-effect worktops that contrast beautifully with the neutral walls and flooring. There is excellent workspace and storage throughout, along with room for casual dining.



Also on the ground level is the beautifully finished shower room, designed in striking marble-effect panels and complete with a walk-in enclosure, vanity basin, and chrome heated towel rail.

THE SHOWER ROOM



Completing the lower level is a versatile third bedroom, currently styled as a dining room. This flexible space can comfortably accommodate a double bed and full bedroom furnishings, offering an ideal guest room, home office, or family dining area, depending on lifestyle needs.

THE DINING ROOM / BED 3





Moving upstairs, the home continues to impress with two generously sized bedrooms, each designed with comfort and practicality in mind. Both rooms offer excellent floor space for double beds and additional furnishings, complemented by sleek built-in wardrobes that maximise storage. Each room also benefits from large eaves storage areas, providing a wealth of concealed space ideal for seasonal items or larger belongings.

BEDROOM 1





BEDROOM 2



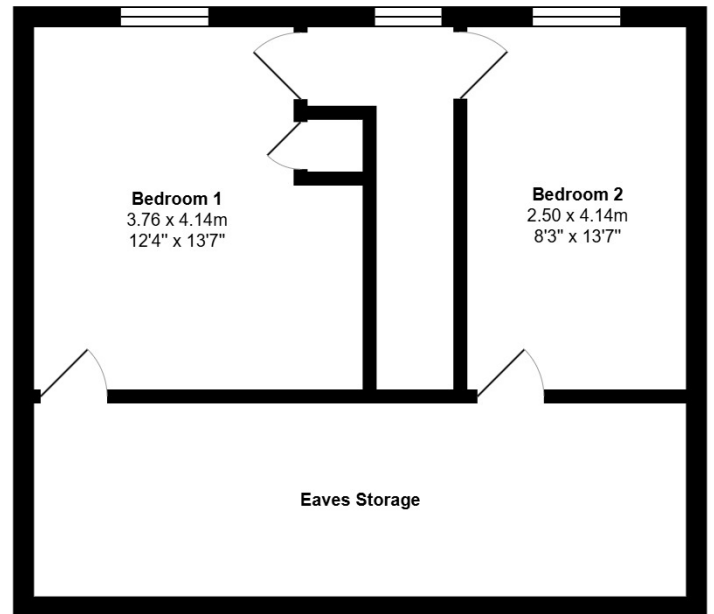
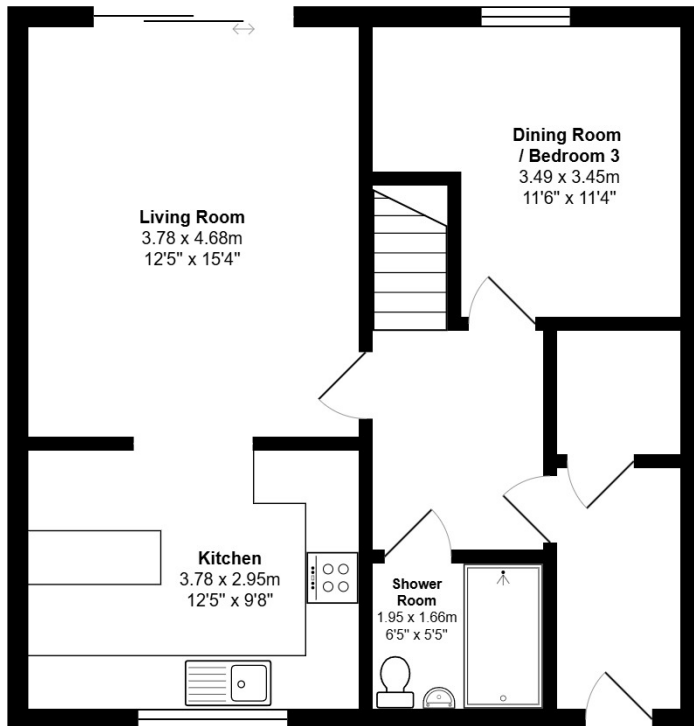
Externally, the property enjoys a private rear garden that has been neatly landscaped for easy maintenance, featuring a mix of paving and artificial lawn – a perfect setting for relaxing or entertaining. A large garden shed provides further practical storage options.

90 Cameron Way is presented in outstanding, turnkey condition throughout and would suit a range of buyers, from first-time purchasers to couples or families seeking a well-finished home with exceptional storage and outdoor space.

EXTERNALS

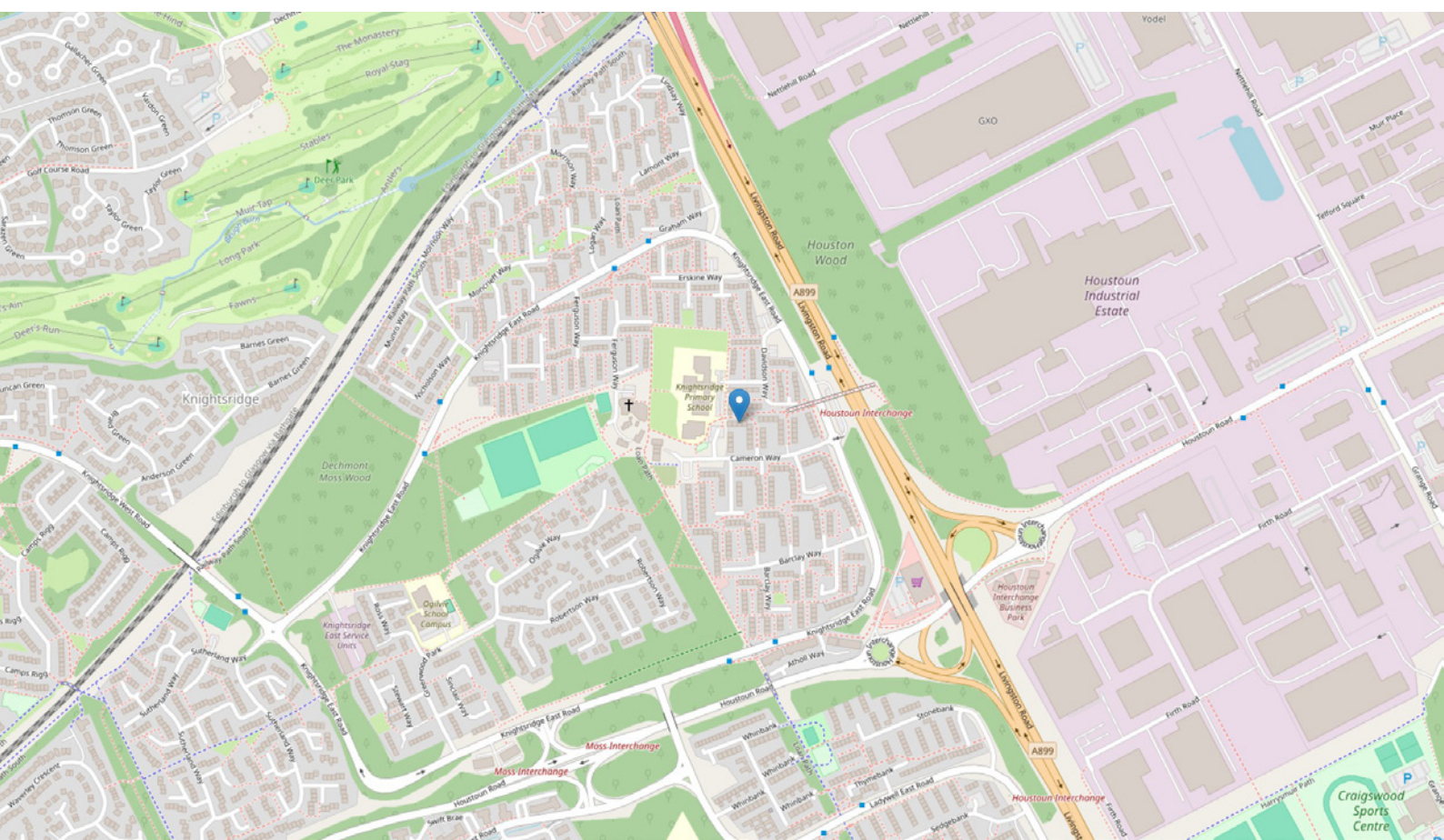


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: C



THE LOCATION

Set within a quiet and well-established residential pocket of Livingston, Cameron Way offers the perfect balance of convenience and community. The surrounding area provides an excellent range of everyday amenities, including local shops, cafés, and supermarkets, while The Centre and Livingston Designer Outlet are just a short drive away, offering a vast selection of retail, dining, and leisure options.





Families are well catered for, with a choice of highly regarded primary and secondary schools nearby, along with easy access to local parks, play areas, and open green spaces ideal for weekend walks or outdoor activities.

Commuters benefit from superb transport connections, with both Livingston North and South train stations providing swift and reliable links to Edinburgh and Glasgow. The nearby M8 motorway also ensures quick road access across the central belt, while a regular local bus service connects the surrounding neighbourhoods and town centre.

With its excellent blend of amenities, transport links, and welcoming community feel, Cameron Way represents an ideal setting for first-time buyers, young families, or couples seeking a stylish and well-connected place to call home.



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