

59 Inglewood Street

CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5BE



*Spacious and storage-plentiful three-bed home
with low-maintenance front and rear gardens*



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THE LIVING ROOM & OFFICE



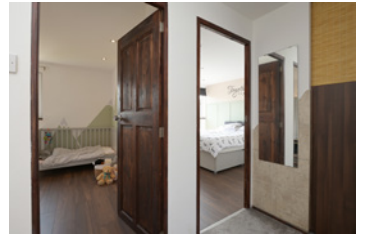
Step inside and you're welcomed by a bright entrance hall that offers practical storage solutions and access to the downstairs WC. From here, you step directly into the heart of the home: the living room. This inviting space is filled with natural light from large patio doors and has a relaxed, open-plan flow straight through to the kitchen. Off the living area, there's an additional public room currently used as an office, though it could easily transform into a dining room or snug, adding flexibility to suit your lifestyle.

THE LIVING ROOM



The kitchen itself is spacious and modern, with stylish navy units, metro tile splashbacks, and integrated appliances. A breakfast bar creates a sociable connection between the kitchen and living area, making it ideal for everything from weekday breakfasts to weekend catch-ups. There's also direct access from the kitchen out to the rear garden—handy for summer dining or letting the dog out with ease.





Upstairs, you'll find three comfortable double bedrooms—ideal for families or those needing work-from-home options—with each room offering space for storage and a peaceful retreat at the end of the day. A family bathroom is also located on this floor, along with a generous walk-in cupboard for all your extra essentials.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3

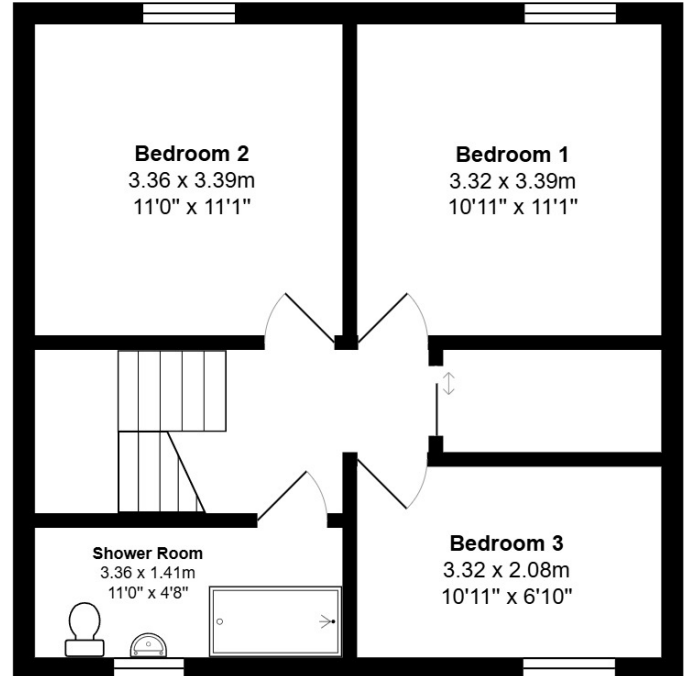
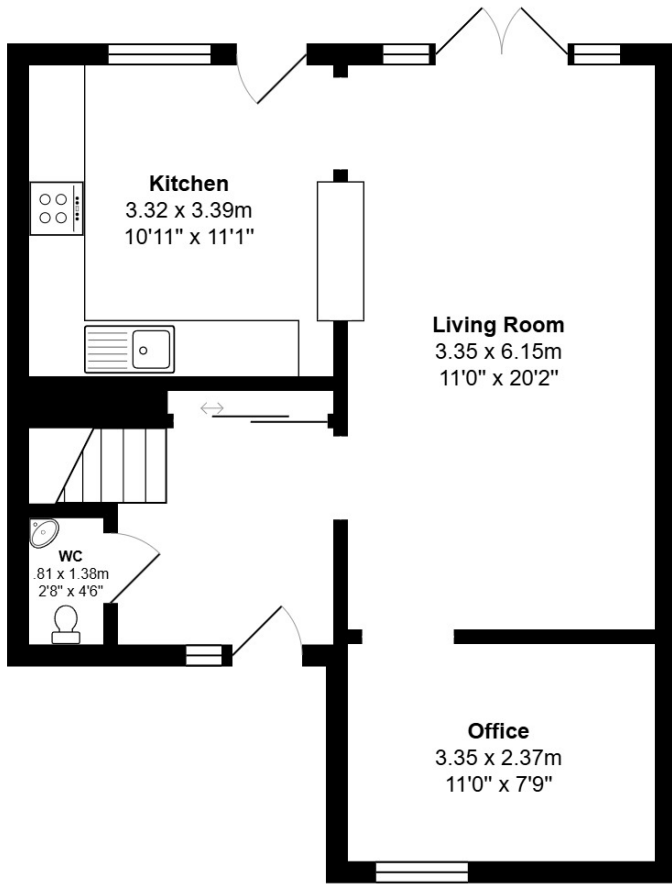


Externally, the property keeps things simple and stress-free with low-maintenance gardens to both the front and rear, finished with stone chips and paving. Whether you're looking for a starter home or a family base, this one delivers on space, practicality and potential.

EXTERNALS

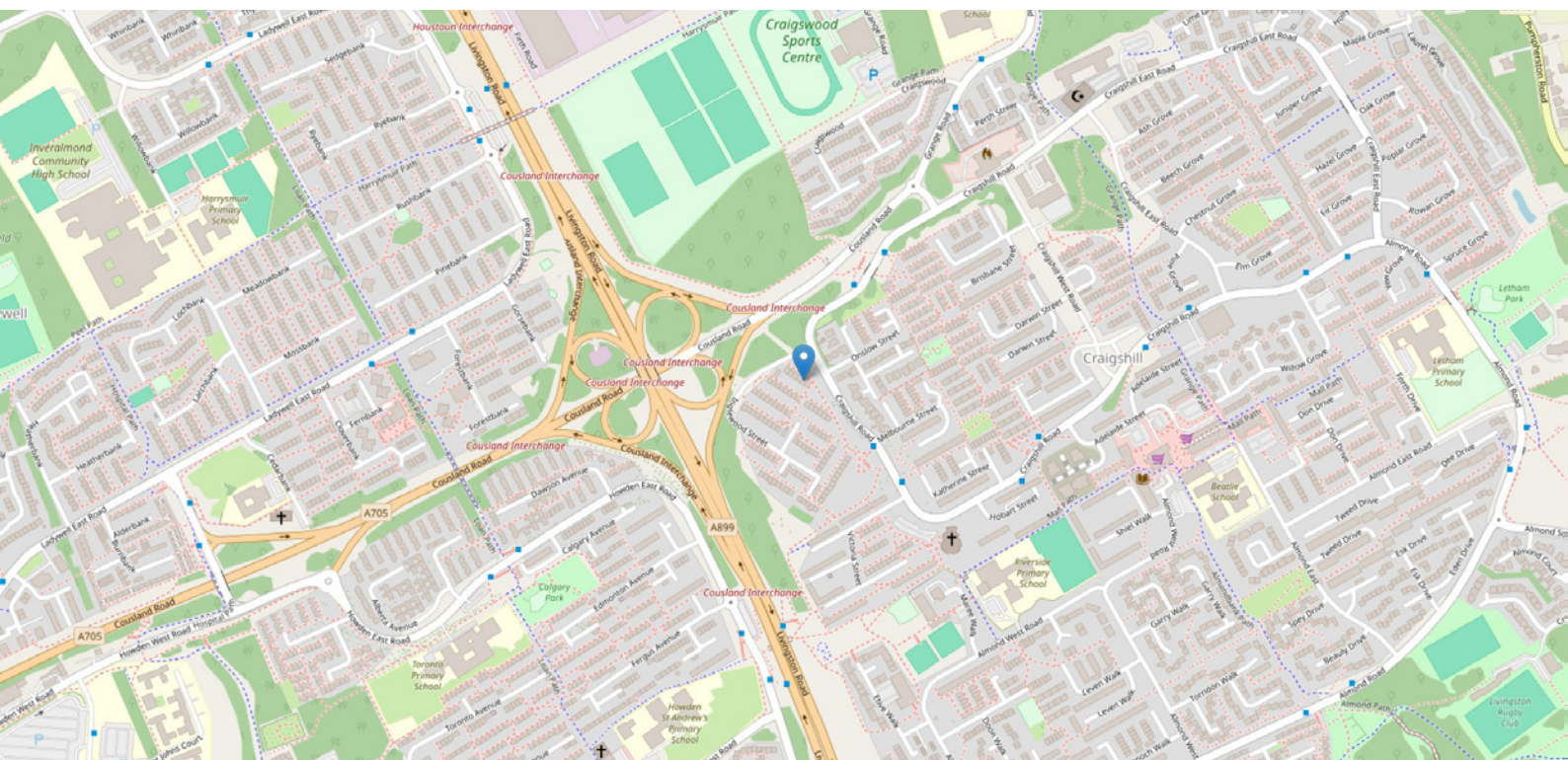


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 99m² | EPC Rating: C



THE LOCATION

Just a 5-minute walk away, the Shopping Mall provides easy access to essentials like The Co-operative Food and Almondbank Library, while the nearby Xcite Craigswood sports centre caters to fitness enthusiasts with its gym, swimming pool, and athletics facilities. Families will appreciate the proximity to several well-regarded primary schools, as well as catchment high schools is a short drive away, ensuring quality schooling options for all ages.





Commuters are well-served by excellent transport links. Uphall Station—just under 2 miles from the property—offers frequent direct trains to Edinburgh Waverley in around 15 minutes, making it a superb choice for city workers. Bus routes are also regular and reliable, while drivers benefit from quick access to the A899 and M8 for smooth journeys to both Edinburgh and Glasgow.

For a breath of fresh air, the nearby River Almond walks and Almondvale Park provide lovely outdoor escapes, while Livingston town centre is only a few minutes' drive away, offering everything from shopping and dining to cinemas and supermarkets. It's a location that truly delivers on convenience, connection, and community.

Inglewood Street is ideally situated for those seeking a vibrant community atmosphere combined with excellent amenities and transport connections, making it a perfect choice for families, professionals, and anyone looking to enjoy the best of Livingston living.



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