



REMAX
Property

59 Waverley Crescent, Livingston

Offers Over £189,000



Derrick Mooney & REMAX Property welcomes you to this beautiful two bedroom semi detached house, perfectly positioned in a sought after location and just minutes walk from Livingston North train station. Step inside to discover a bright and inviting home, featuring newly fitted double glazing and stylish front and back doors. The spacious living area feels welcoming and is ideal for relaxing or entertaining friends. The kitchen is well presented and offers everything you need for everyday cooking. Upstairs, you'll find two generous bedrooms, both with plenty of natural light. The modern bathroom is fresh and functional, ready for your morning routine. With its own private driveway, parking is never a problem. This property is perfect for first time buyers, couples, or anyone looking to downsize without compromising on comfort or location. With local amenities, schools, and transport links all within easy reach, this is a fantastic opportunity to make a move into a friendly and well connected neighbourhood.

Factor :Charles White, approximately £12 per month.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Elburn is a highly sought-after residential area in Livingston renowned for its family-friendly atmosphere, excellent amenities and superb connectivity. With a variety of local shops, reputable schools, park and leisure facilities close by, residents enjoy the perfect blend of convenience and lifestyle. The nearby Livingston Centre and Designer Outlet offer extensive retail and dining options, while excellent transport links, including the M8 motorway and nearby rail services, make commuting to Edinburgh and Glasgow effortless. Combining a strong sense of community with outstanding everyday amenities.

Lounge

18' 6" x 13' 1" (5.65m x 3.99m)

A generous sized modern lounge with a large window overlooking the front of the property and a soft carpet for flooring complemented by neutral decor.

Kitchen

12' 11" x 8' 5" (3.93m x 2.57m)

A bright and contemporary kitchen fitted with ample wall and base units finished in a sleek white gloss, providing excellent storage. The kitchen is equipped with a gas hob, electric oven and extractor fan, complemented by a stainless steel sink with mixer tap. A door provides direct access to the rear garden.

Double Bedroom

13' 1" x 8' 5" (3.99m x 2.57m)

A beautifully presented bedroom featuring soft carpet flooring and storage provided by an internal cupboard. A large window overlooks the rear garden, creating a bright and pleasant outlook.

Bathroom

13' 1" x 8' 5" (3.99m x 2.57m)

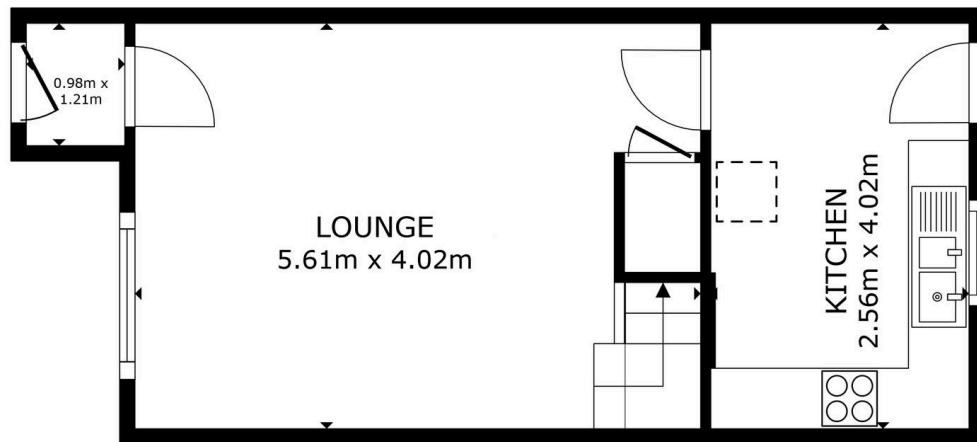
This sleek and stylish bathroom features contemporary wet wall panelling and comprises a bath with overhead shower, WC, modern vanity unit with wash hand basin and laminate flooring.

Bedroom/Office

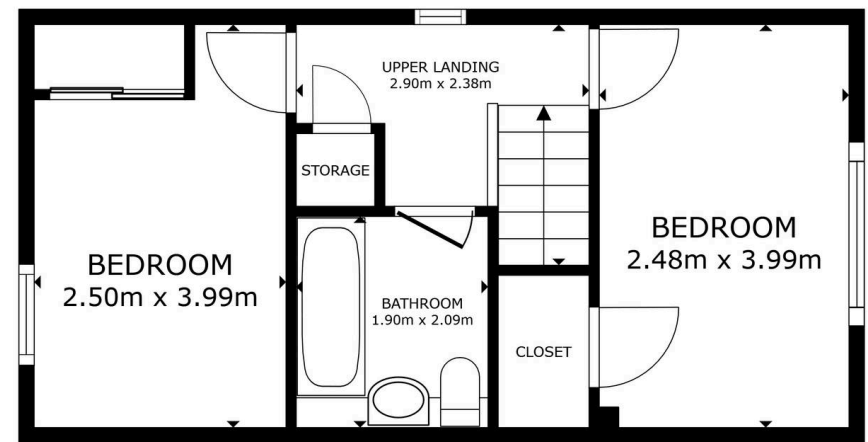
13' 1" x 8' 6" (4.00m x 2.60m)

A spacious versatile accommodation, equally suited to use as a comfortable double bedroom or home office.





FLOOR 1



FLOOR 2



REMAX Property

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• [www.remax-scotland.homes/estate-
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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.