



## 201 Waverley Crescent

Livingston, EH54 8JT

Offers over £145,000



Situated within the popular Waverley Crescent in the Eliburn area of Livingston, this well-presented 2 bedroom ground floor flat offers comfortable, low-maintenance living, making it an excellent choice for first-time buyers, downsizers, or investors alike. Ideally located, Waverley Crescent is within easy reach of Livingston's excellent range of shopping, leisure and transport links, including local amenities, schools and commuter routes, making this an appealing purchase in a sought after residential setting. A key highlight is the close proximity to Livingston North Train Station, offering a swift connection for commuters traveling to either Edinburgh or Glasgow.



Client Comments

"Great neighbourhood that is full of greenery that is seen from all windows. Great local amenities with a supermarket and bar/restaurant and large park all within a 10 min walk and great shopping and food options a 10 minute drive away. The flat itself is spacious with a large main bedroom and great spaced second bedroom ideal for home working both with fitted wardrobes. The bay window provides a lovely area in the living room, a generous sized fitted kitchen with space for a table and bathroom that includes a bath as well as shower. Building and surrounded areas always well kept and tidy with onsite recycle."

Description

The property is a perfect size for a single buyer or couple looking to enter or downsize within the market for the benefit of single level living. The bright and spacious living room is enhanced by an attractive bay window, allowing an abundance of natural light to flood the space while creating an inviting setting for relaxing or entertaining. The property further benefits from a well-proportioned kitchen, 2 generous double bedrooms offering excellent accommodation and flexibility for ever changing work requirements and a bathroom with 3 piece suite. Designed with comfort and efficiency in mind, the flat is fitted with a mix of electric panel heaters and a high-heat retention storage heater, helping to provide economical warmth throughout the year. New high performance double glazing was installed in 2025 to aid to the practical comfort of the flat. Externally, residents enjoy the convenience of dedicated parking, while the property's ground floor position offers easy access and practicality. The surrounding garden grounds are all communal with factor arrangement in place for maintenance, whilst there is a onsite recycling area to keep the grounds neat and tidy.

Location

Eliburn can be found close to the centre of Livingston and is ideally located for access to the wide array of amenities on offer within the town. A train station at nearby Livingston North provides excellent links to Edinburgh and Glasgow, whilst an M8 connection is easily accessible within a short drive. Schooling from primary to secondary level can be found in the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Eliburn is also within easy reach of St. Johns Hospital.

Living Room 15'3" x 12'5" (4.67m x 3.80m)

Kitchen 10'0" x 9'4" (3.05m x 2.85m)

Bedroom 1 14'1" x 9'1" (4.30m x 2.77m)

Bedroom 2 9'2" x 8'7" (2.81m x 2.63m)

Bathroom 6'7" x 6'3" (2.01m x 1.93m)

Extras

All light fittings, blinds, TV wall brackets, Electric fireplace and shelf, Fridge, washing machine and kitchen shelves included in the sale.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 55m2 (595 ft2)

What3words: ///dream.learn.roke

Parking: Allocated

Factor Fee: £105 per month (includes insurance)

Heating System: Electric (panel and high-heat retention storage heaters)

Council Tax: C - £2026.59 per year

EPC: C

Disclaimer

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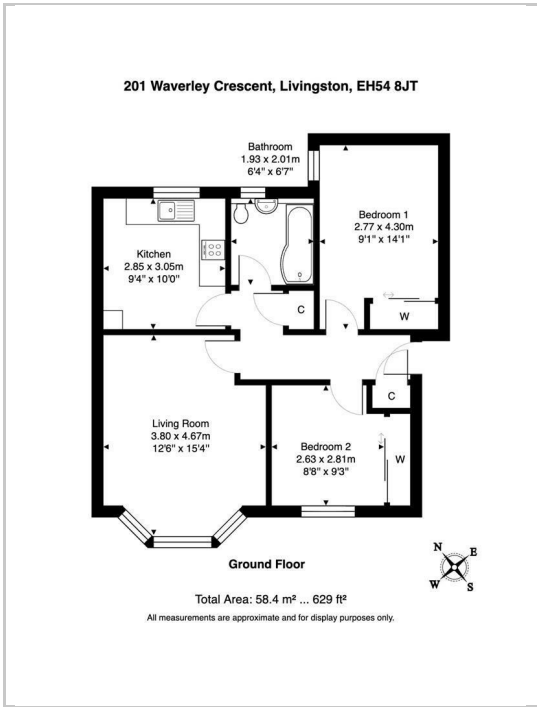
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Area Map



Floor Plans



Energy Efficiency Graph

