



12 Morlich Walk, Livingston EH54 5AU  
Offers over £180,000



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Beautifully presented throughout, this bright and welcoming three bedroom mid terraced home offers modern, move in ready living with a warm and cosy feel throughout.

The property enjoys well proportioned accommodation filled with natural light, creating inviting and versatile living spaces perfectly suited to both everyday family life and entertaining.



Externally, the property further benefits from a generous and beautifully maintained rear garden with garden shed, alongside a private driveway to the front providing convenient off street parking.





Further enhancing the appeal of the property is the thoughtfully designed layout, offering practical and versatile living space perfectly suited to the needs of modern family life.



Externally, the beautifully maintained rear garden provides a wonderful outdoor space to relax, entertain or enjoy time with family, while also benefiting from a useful garden shed and private driveway parking to the front of the property.

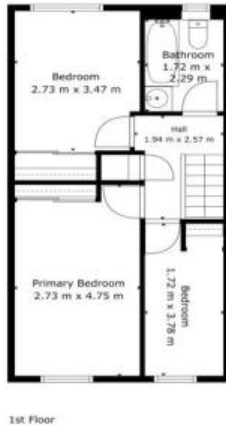




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Livingston EH54 5AU

Approx. Gross Internal Area:  
914.932 Sq Ft (85 Sq M)

For identification purposes only. Not to scale.



Situated within a popular residential area of Livingston, the property enjoys an excellent location close to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. The area also benefits from excellent transport connections, with nearby rail links and convenient access to major road networks providing straightforward travel into Edinburgh and surrounding areas, making it an ideal location for commuters and families alike.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.