



45 Longpark Place, Livingston, West Lothian EH54 6TU
Offers Over £280,000

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Set within a quiet cul-de-sac location within the exceptionally popular Eliburn area of Livingston lies this extended Four Bedroom Detached Family home with Garage and monobloc driveway parking.

Behind its inviting characterful exterior is a well presented home perfectly equipped for modern family living with a wealth of generous accommodation comprising; an exceptionally spacious open plan Kitchen/Dining Room showcasing a contemporary modern Cream Gloss Kitchen incorporating a 5 Ring Range Cooker with stylish chimney hood creating a focal point. Bi-folding doors lead to the rear Sun Room with Skylights creating a bright airy room offering the discerning buyer a fabulous entertainment area as well as an extremely sociable space for all the family. Internal French doors lead from the Kitchen to the spacious Lounge with feature Box Window with the room offering ample space for a configuration of comfortable seating. There is also a lower level WC.

The staircase is located within the front hall leading to an exceptionally well proportioned Master Bedroom with triple and additional double wardrobe storage. The Master benefits from an upgraded En-suite, Three additional Bedrooms all with double fitted wardrobe storage and a modern Family Bathroom.

Externally the property offers monobloc driveway parking leading to the garage. Side gated access leads to the well maintained rear garden.

The property is ideally placed for access to outdoor leisure facilities, excellent local schooling, rail and road links offering a perfect home for families and professionals.

Early viewing is indeed recommended.

EPC C



Entrance

Entrance via partial glazed door with glazed side panel leading to a welcoming bright lower hall. Carpeted staircase leading to upper level. Internal door leading to the Lounge.

Lounge

20'9" x 12'2" (6.32m x 3.71m)

This stylish room benefits from a Box bay window, neutral decor and wood flooring. French doors to the rear leading to the Kitchen/Diner.

Kitchen/Diner

24'2" x 8'8" (7.37m x 2.64m)

Featuring a stylish gloss cream fitted Kitchen which offers a generous range of base and wall mounted units complemented by a solid wooden work-surface to include integrated dishwasher, and washing machine. 5 Ring Range Cooker with double oven and grill. Chimney style extractor hood set above. Two windows overlooking the garden and two additional windows to dining area. Ample space for a range of dining furniture. Bi-folding doors lead to the Sun Room. Luxury vinyl flooring.

Sun Room

13'7" x 8'4" (4.14m x 2.54m)

Located to the rear of the property enjoying views over the rear garden with French doors leading to an al fresco dining area. Two skylights offer bountiful light. Luxury vinyl flooring.

Lower Level WC

5' x 4'7" (1.52m x 1.40m)

Offering corner wash-hand basin and wc. Luxury vinyl flooring.

Upper Level

Carpeted staircase leading to upper hall. Attic hatch leads to partially floored attic space. Linen cupboard set within upper hall.

Master Bedroom

14'6" x 13'6" (4.42m x 4.11m)

This light airy room offers three front facing windows providing an abundance of natural light. The room offers triple doored mirrored wardrobe storage with additional double bi-folding mirrored storage. Neutral decor with complementary carpeting.

En-suite

6'4" x 5'6" (1.93m x 1.68m)

Featuring a double walk-in shower enclosure with mains shower, soft close dual flush WC and wash-hand basin set within stylish vanity storage unit. Chrome ladder radiator. Contemporary tiling to shower area and beyond. Opaque window. Complementary laminate flooring.

Bedroom Two

12'7" x 8'3" (3.84m x 2.51m)

The second double bedroom also benefits from double fitted wardrobe storage and front facing window. Neutral carpeting with complimentary decor.

Bedroom Three

9'3" x 9'3" (2.82m x 2.82m)

Bedroom Three also offers double fitted wardrobe storage. Located to the rear with views over the garden the room features neutral carpeting and decor with feature wall art.

Bedroom Four

9'9" x 7'9" (2.97m x 2.36m)

The room offers neutral decor and carpeting. Double fitted wardrobe storage. Window overlooking rear garden.

Bathroom

6'6" x 6' (1.98m x 1.83m)

Offering three piece white suite comprising jacuzzi bath with electric shower set over and glazed side screen, pedestal wash-hand basin and dual flush, soft close WC. Wall tiles. Laminate flooring. Opaque window.

Garage

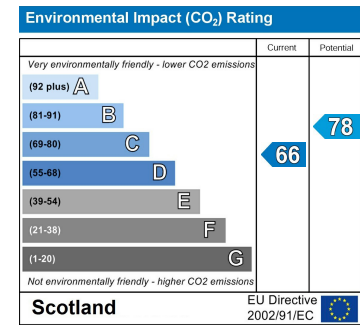
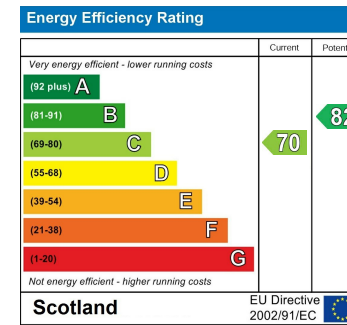
Single garage with power and light.

Driveway

Monobloc driveway parking

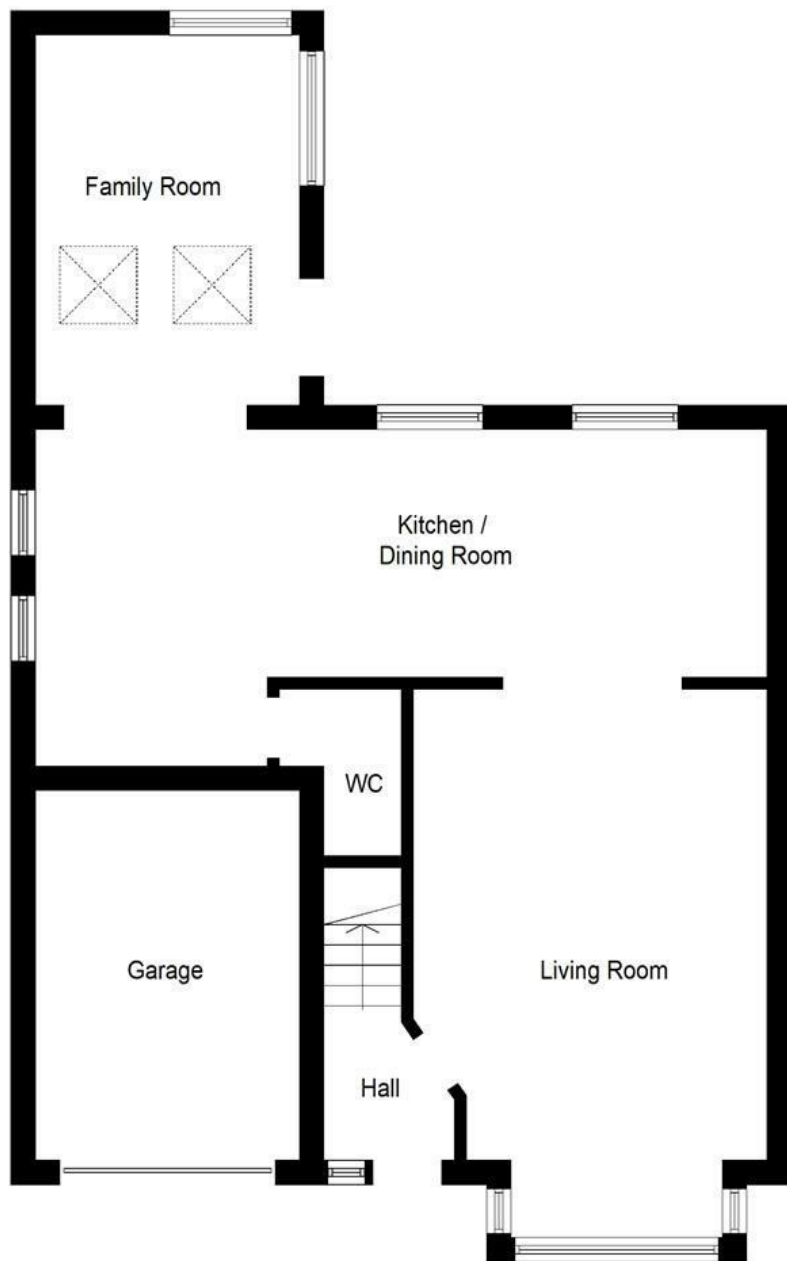
Gardens

To the front lies an area of lawn and planted borders with side access leading to the rear garden. The rear garden offers an area of decking, lawn and patio.

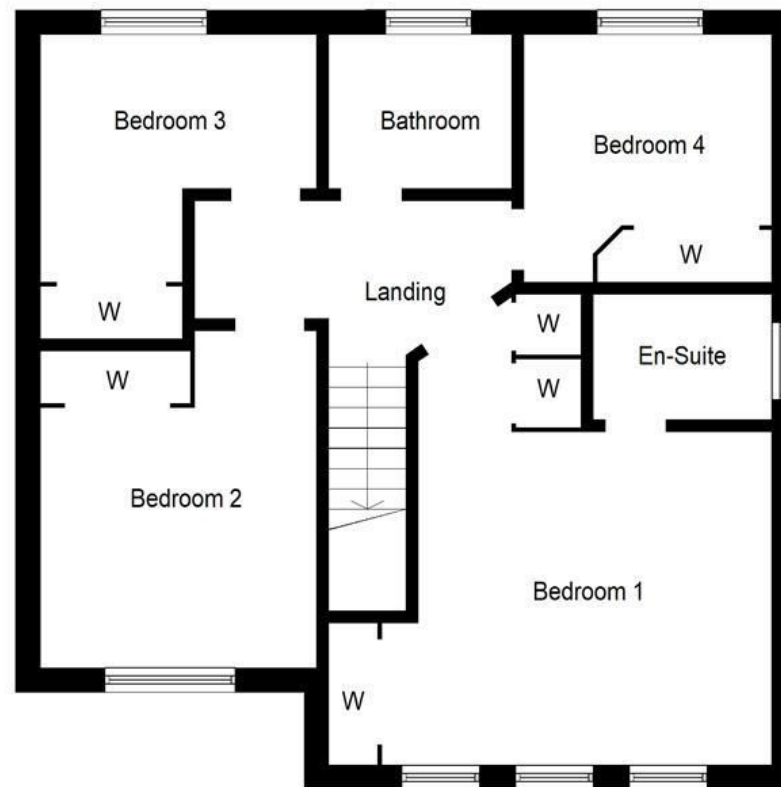








Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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