

# Property Connections

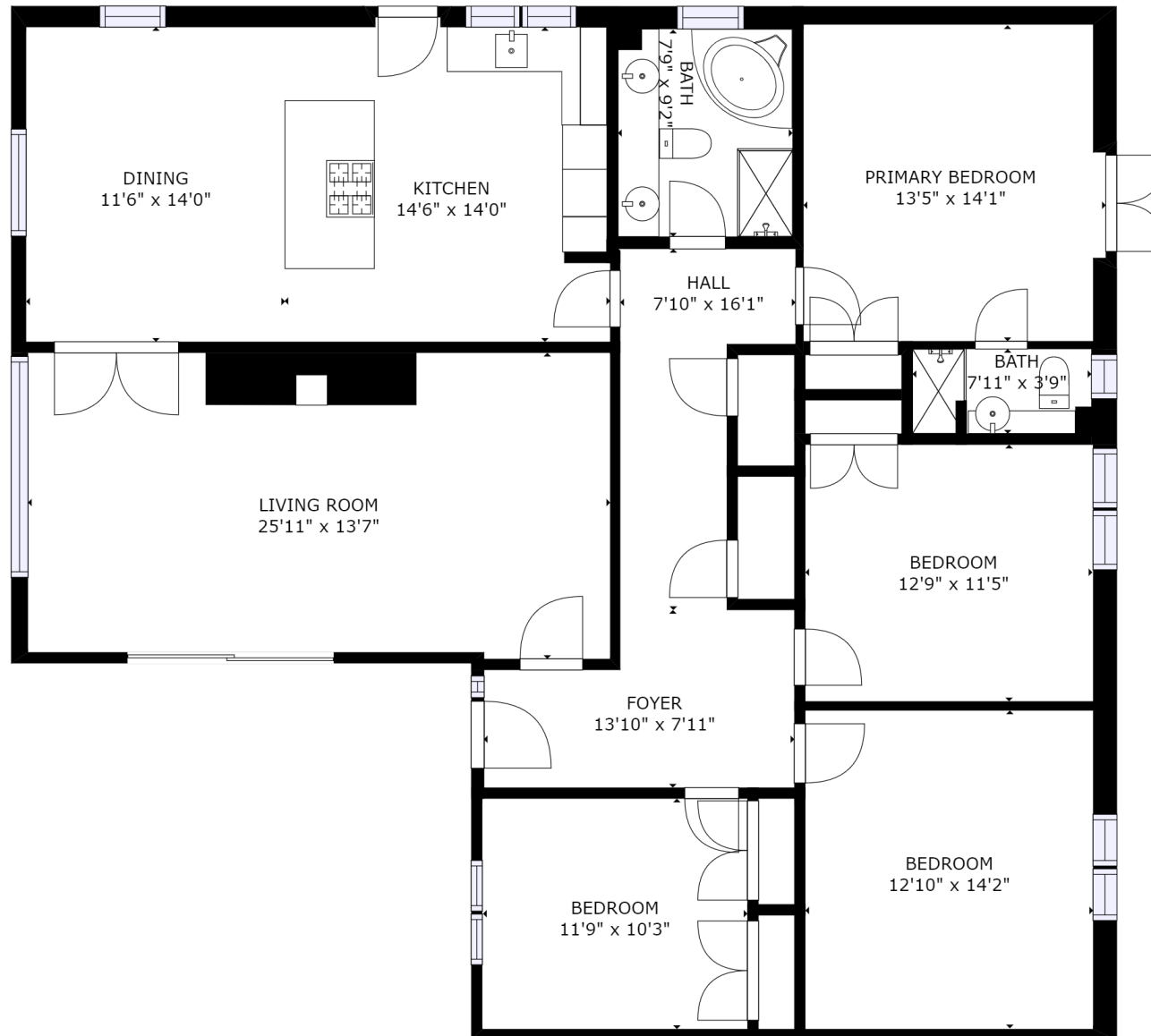


**Estate Agent**

**01506 650 550**



**18 Woodlands Park, Livingston**



GROSS INTERNAL AREA  
FLOOR 1: 1778 sq. ft  
TOTAL: 1778 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Niall McCabe and Property Connections are thrilled to welcome to the market this truly gorgeous, detached bungalow which is discreetly set on the outskirts of Livingston in an exclusive, private development within a tranquil cul-de-sac

This executive detached villa offers a breath-taking family home with luxurious décor and a flexible layout which is perfect for multi-generational living. The property certainly has been exquisitely designed & decorated to an exacting standard and has an abundance of kerb appeal which instantly endears. Internally the property undoubtedly has the 'wow factor' boasting generous reception rooms, 4 vast bedrooms, 2 bathrooms, gorgeous décor, detached self-contained annex, garage and secluded, mature gardens.

Offering an inspiring introduction, the entrance hallway has been finished in chic tones with cool laminate flooring, which immediately intimates the sophistication and scale of the home on offer.



To the left-hand side of the hallway, you gain access to the large formal living room complete with a large picture window and beautiful vaulted ceiling - you truly feel the grandeur of this home.

Stylishly presented in cool creamy and white tones, with welcome bursts of brown the room offers a flexible layout for several furniture configurations. From here via stunning French doors, you spill onto the heart of the home, the Kitchen/Family space.

The exceptionally well-appointed bespoke kitchen (which can also be accessed from the reception hall) comes with an outstanding selection of wall and base units, under unit spotlighting, neatly integrated with an impressive range of appliances. A central island divides the kitchen from the dining area which is perfect for a spot of morning coffee and busy weekday breakfasts. There is also a side door leading onto the Gardens.

The lavish master suite has been decorated in attractive shades of linen, and benefits from having a large window which over-looks the impressive rear garden & beyond, which, in turn flood the room with a copious amount of light there is also extensive fitted wardrobes, and access to the boutique inspired en-suite shower room.







The lavish master suite has been decorated in attractive shades of linen, and benefits from having a large window which over-looks the impressive rear garden & beyond, which, in turn flood the room with a copious amount of light there is also extensive fitted wardrobes, and access to the boutique inspired en-suite shower room.

The wonderful en-suite is complete with a large, corner shower enclosure, a washbasin set into plentiful storage, and a W.C. It offers attractive wall & floor tile design and a glazed window.





Bedroom 2 is a bright and spacious double bedroom with plushly carpeted flooring, modern décor with subtle silver hues, ample fitted wardrobes wall mounted radiator, ample power points and the window formation is to the rear of the property.

Bedroom 3 is another and vast double bedroom with carpeted flooring, modern décor, there are plentiful fitted wardrobes, wall mounted radiator, ample power points and the window formation is to the rear of the property.

Bedroom 4 is also a good-sized double with views over the large front garden and surrounding development. There are 2 double storage cupboards and flooring is plush carpeting.

The stylish 4-piece family shower room has been carefully planned and comes complete with striking light grey toned wall and floor tiles, sink & W.C sunk into ample storage there is also a gorgeous double walk-in shower enclosure and luxurious bathtub.









Situated at the rear of the garden the detached annexe has been fully redeveloped, it comprises an open plan kitchen finished to an impeccable standard, lounge area and sleeping section – perfectly lit by 3 large Velux windows with picture perfect views over the gardens. Flooring is chic, white wood effect laminate and there are new spotlights.

To the front and set far back from the road you travel up a fully mono-blocked driveway past the neighbouring property with feature planting – creating an impressive first impression for sure! There is ample parking for several cars & also access to the wrap around professionally landscaped gardens.

The rear garden has been fully re-landscaped and is bound by mature shrubbery and high fences for a real sense of security & seclusion. A further benefit of the garden is the stunning, custom built bar area – which could be used flexibly dependant on the purchaser. Beautiful, turfed areas and various patios finish the space perfectly and give you different positions for gazing into those lovely, long sunsets.

**Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.**