







This fabulous house is in an ideal locale and close to local amenities. With modern finishes throughout and off and on-road parking for a few vehicles and is ideal for many needs.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

The location is ideal, with the local neighbourhood offering a wide variety of amenities, including two playparks. There are also primary schools, high schools and nurseries. The local shops in Eilburn are close-by and at the Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow, both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston South railway stations. For leisure pursuits, there is Eilburn reservoir close-by, with Deer Park Country and Club and Golf Course is just a 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

#### **Front Garden**

A welcoming approach features a mono-blocked and slabbed driveway with off-road parking also available. The grassed area has some trees and shrubs planted and a pathway to the front door.

#### **Entrance Hallway**

Entry to this inviting hallway is through a UPVC front door. The décor begins with neutrally painted walls with carpeted flooring. A pendant ceiling light and a window to the front brighten the room, while a cupboard under the stairs maximises storage space. Coat pegs, a ceiling light, a radiator and a smoke detector complete this area.



**Downstairs Toilet 1.651m x 1.566m (05'05" x 05'01")**

The contemporary living level restroom is equipped with a white pedestal sink and a white close coupled toilet. The window to the front allows in natural light to complement the ceiling lighting. There are two walls finished with grey tile-effect wallpaper and the other two are neutrally painted, with tile effect vinyl to the floor. The room also includes a radiator and towel hook.

**Lounge 3.539m x 6.012m (11'07" x 19'08")**

This superb room has been decorated with one feature papered wall and neutral tones to the remaining walls with wooden flooring. The large window and glazed sliding patio doors to the rear of the property allow in lots of natural light, being further enhanced by the ceiling lighting. Two radiators, power points and a smoke detector finish this area.

**Dining Kitchen 3.882m x 3.105m (12'08" x 10'02")** This lovely multi-functional room is decorated with neutral paint to the walls and wood effect laminate to the floor. There is an abundance of wall and floor mounted units with wood effect frontages with a contrasting dark worktop and tiled splashback. Equipped with an electric double oven, a four-ring electric induction hob and a cooker hood, which will all be included in the sale. There is space for an upright fridge-freezer, a dishwasher and a washing machine. There is a stainless-steel one and a half sink with drainer and mixer tap. Natural light enters from a half-bay window to the front, while a ceiling light, plus under counter lighting, brighten the whole room. A radiator, a heat detector, a carbon monoxide detector and power points.

**Stairs and Landing.**

The neutral carpeted stairs lead to the upper landing, where the décor continues with neutrally painted walls. The window to the side allows an abundance of natural light to brighten this area, which is further enhanced by ceiling lighting. An integrated storage cupboard, a radiator, power points, a smoke detector and attic access are also supplied.





**Main Bedroom 3.003m x 3.109m (09'10" x 10'02")** This pleasant room has neutral tones to the walls, as well as a feature papered wall and a neutral carpeted floor. Two built-in wardrobes provide hanging and shelving space. A window to the front of the property allows in natural light and there is ceiling lighting. A radiator and power points.

**En-Suite Shower Room 1.374m x 1.732m (04'06" x 05'08")** This lovely room has blue painted walls, with blue tiles to the floor and sink splashback. The electric cubicle shower has a wet wall splashback, and the white suite comprises of a vanity sink with white glossy storage beneath and a close-coupled toilet. The ceiling downlights and window to the side of the property bring light to the room. An extractor and a chrome towel ladder radiator.

**Bedroom Two 3.019m x 3.113m (09'10" x 10'02")** This delightful room has been finished with light pink painted walls and neutral carpet flooring. The window to the rear of the property allows for some natural light and this is further complemented by a ceiling light. There is a built-in closet, power points and a radiator also present.

**Family Bathroom 1.872m x 2.128m (Widens to 2.788m) (06'01" x 06'11" (09'01"))**

This beautiful room has been tiled neutrally to the floor and painted neutrally to the walls. A wet wall splashback covers the walls around the bath, while recessed ceiling downlights are assisted by a window to the front of the property allowing for natural light. The white suite comprises of a white vanity sink housing a storage cupboard below, a back to wall toilet and a bath, with over bath mains shower. A chrome-finished towel loop, ladder radiator, and an extractor fan are provided, as well as a small cupboard.

**Bedroom Three 2.898m x 1.676m (Widens to 2.819m) (09'06" x 05'06" (09'03"))**

The modern décor continues with sky-pattern papered walls and neutral carpeted flooring. The window to the rear of the property allows in natural light and the room is lit further by a ceiling light. Power points, a radiator, and a built-in closet complete the room.





### Rear Garden

The lovely garden has been designed with low maintenance in mind. The woodland backdrop to the rear offers privacy. An excellent space to sit and relax or entertain, the patio area leads to a path to the driveway around the right-hand side of the property. There is a large, grassed area bordered by fencing all around.

### Additional Items

Tenure: Freehold, Council Tax Band: E All fitted floor coverings, window blinds, and kitchen items mentioned are included in the sale. No warranties are given for any white goods included. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

### OFFERS

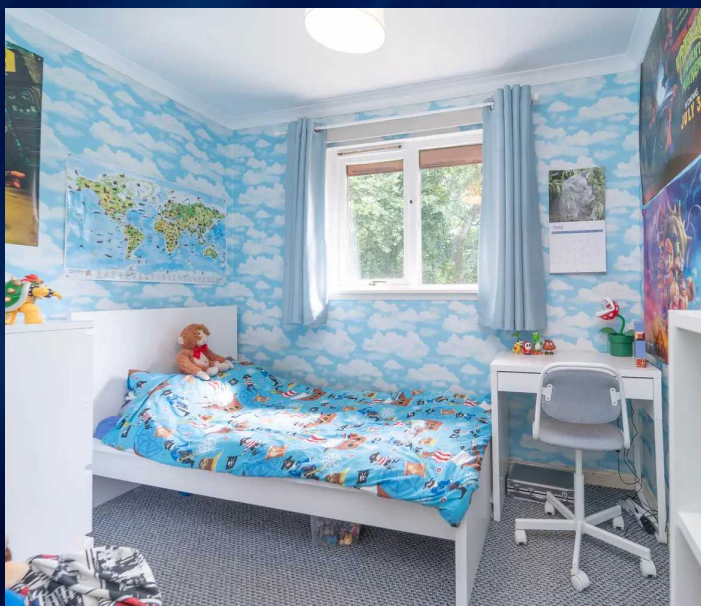
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING

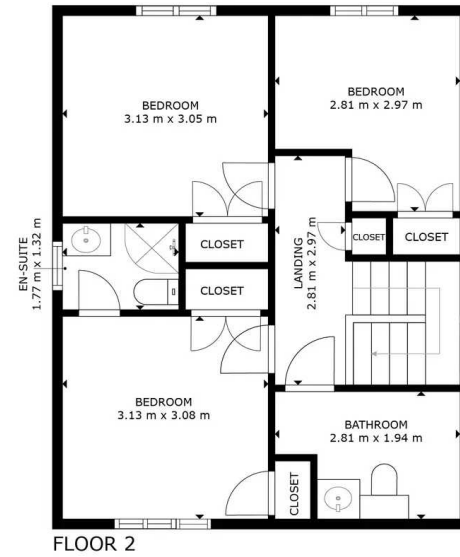
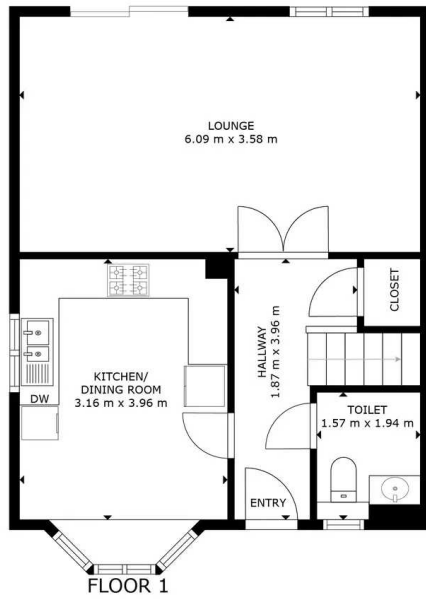
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.













## RE/MAX Property

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