



42 Birrell Gardens, Livingston

In Excess of £500,000



***Large Detached Property ***

Carol Lawton and RE/MAX Property are delighted to offer this spacious, modern detached 5-bedroom villa, boasting high-spec finishings that provide fantastic living accommodation in a highly sought-after location. Viewing is highly recommended, as the property has been finished to a very high standard throughout. The current owners have upgraded the hall staircase to solid oak, giving the property a real quality feel. Additionally, this property benefits from a converted garage, creating a large family room and office space.

The home report can be downloaded from the RE/MAX website.

Freehold Property

Council Tax Band TBC

Factor Fee No TBC

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Entrance Hall

11' 11" x 5' 6" (3.64m x 1.68m)

Welcome to the very welcoming entrance hall of this home, designed with comfort and functionality in mind. The hall features an elegant oak staircase providing access to the upper level. From here, you can easily reach the lounge, dining room, cloakroom WC, kitchen, office, and utility room, ensuring convenience and accessibility throughout. The hallway is adorned with stylish Karndean flooring and a ceiling with spotlights, creating a warm and inviting ambiance. A composite front door and side window enhance both security and natural light, while a well-appointed cloakroom storage cupboard adds practicality to the space.

Lounge

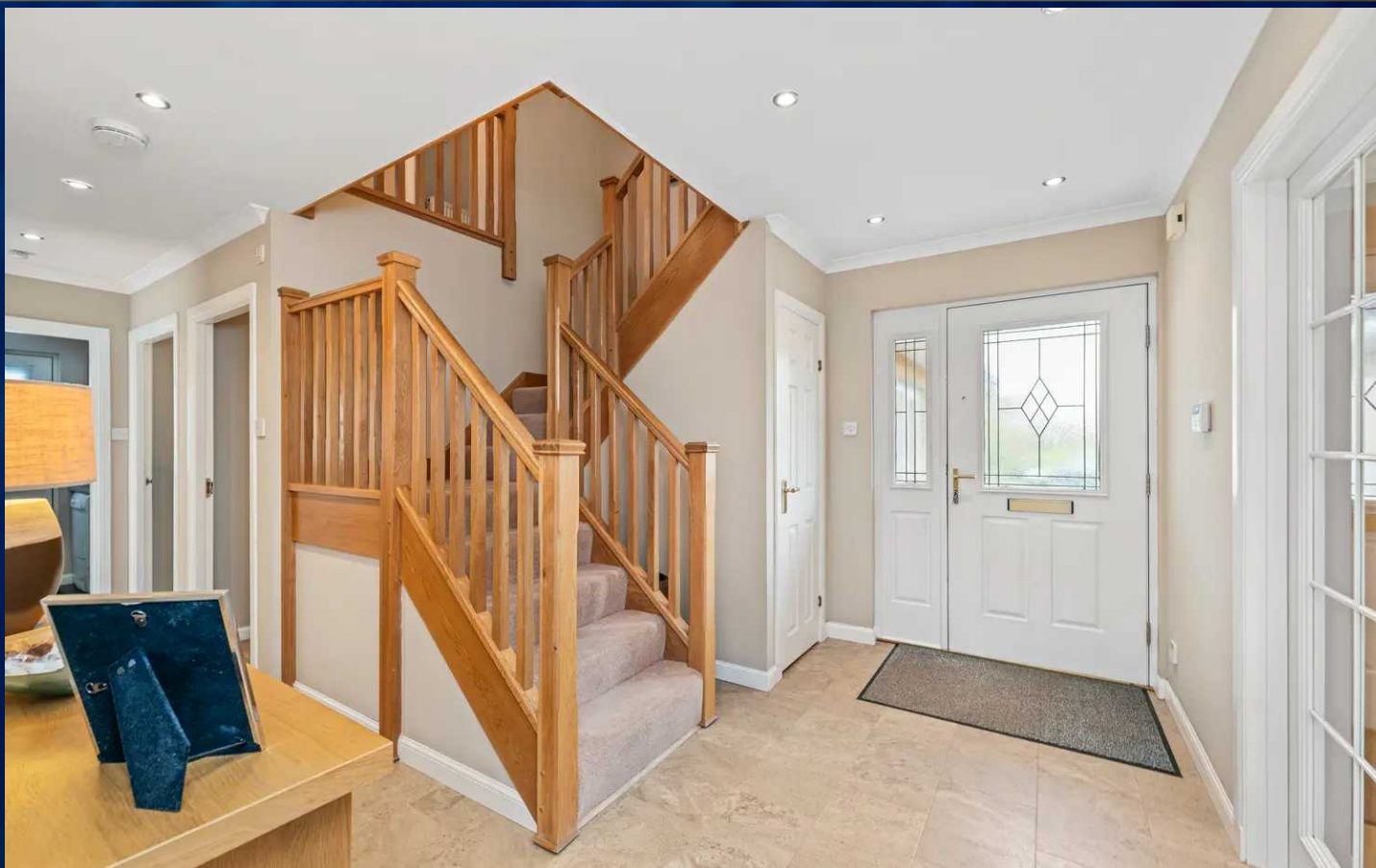
24' 0" x 12' 1" (7.31m x 3.69m)

The expansive lounge boasts elegant Karndean flooring, providing both durability and style. A large window overlooks the rear of the property, allowing natural light to pour in and illuminate the space. For cozy winter evenings, enjoy the warmth and ambiance of the attractive gas fire, framed by a sophisticated limestone surround. The room also features two wall-mounted radiators, ensuring optimal comfort throughout the year. With ample space for a variety of free-standing furniture, this lounge offers both functionality and charm, perfect for relaxation and entertaining.

kitchen

15' 6" x 9' 9" (4.72m x 2.97m)

This very modern kitchen features high-gloss finishes and splashback wall tiles, providing a sleek and stylish look. It includes integrated appliances such as a fridge freezer, oven, microwave, and dishwasher. The kitchen is equipped with a 5-ring gas hob, an extractor fan, and a new composite sink with a mixer tap. French doors open out to the rear garden, enhancing the space with natural light from a side window and spotlights. Ample storage options make this well-lit kitchen both functional and attractive.



Dining Area

10' 5" x 10' 0" (3.17m x 3.06m)

Welcome to the beautiful open-plan dining room, designed to create a spacious and inviting atmosphere. French doors lead to the rear garden, enhancing the room with natural light and providing a lovely view of the outdoors. The open layout fosters a seamless flow, perfect for entertaining and everyday living. The room features stylish Karndean flooring, adding both charm and practicality to the space.

Utility Room

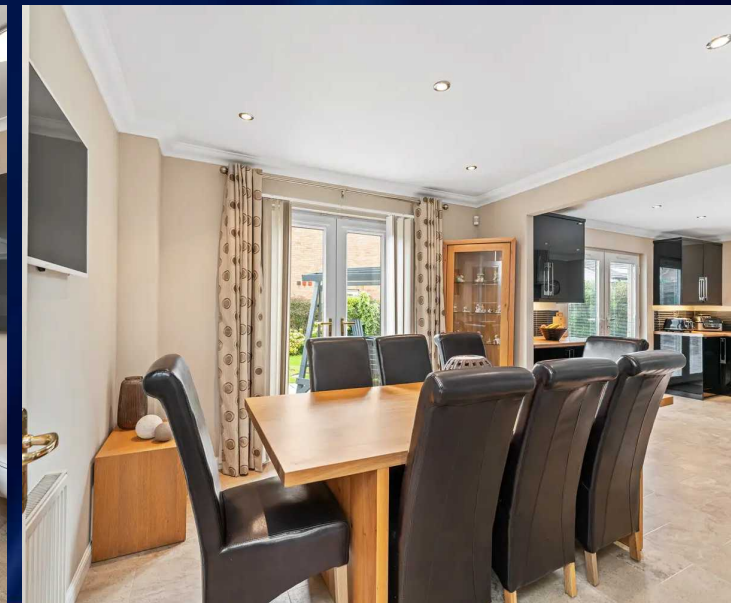
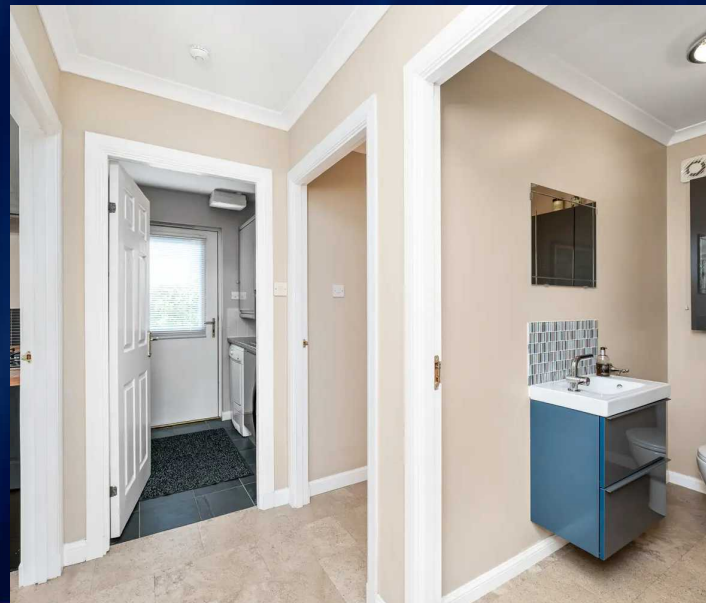
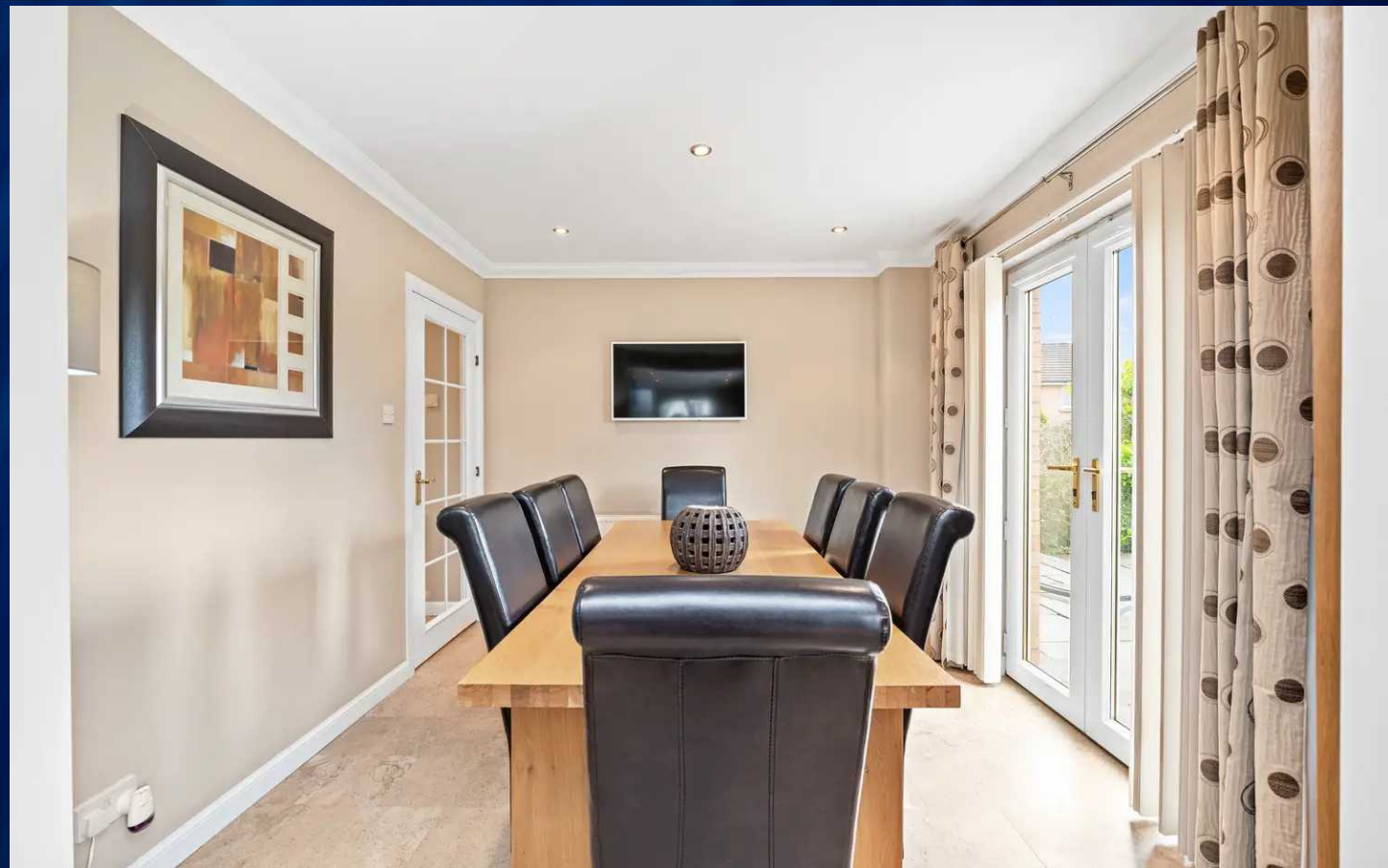
6' 3" x 5' 7" (1.90m x 1.71m)

The utility room features seamless slate tiled flooring, creating a cohesive and stylish look. It is equipped with both floor and wall units, providing ample storage space and a sleek splash back and work surface for practical functionality. The room includes a sink, and standing appliances such as a washing machine and tumble dryer, making laundry tasks convenient. A wall-mounted radiator ensures the space remains warm and comfortable. Additionally, a cupboard discreetly houses the boiler, while a side door offers easy access to the exterior of the property.

Cloakroom WC

7' 4" x 3' 8" (2.24m x 1.13m)

This compact yet functional room features splashback tiling that ensures easy maintenance and a clean look. A modern vanity sink and WC provide both practicality and contemporary style. The room is finished with durable Karndean flooring, complemented by central lighting that illuminates the space effectively.



Family Room

18' 11" x 15' 1" (5.77m x 4.61m)

This spacious room offers ample space for various activities, featuring four windows that flood the area with natural light. It boasts two center lights that provide adequate illumination, complementing the cozy carpet flooring throughout. The room includes an abundance of storage cupboards, perfect for organizing belongings. Additionally, it houses a storage cupboard stocked with a well-equipped bar, making it an ideal space for relaxation and entertainment.

Office Space

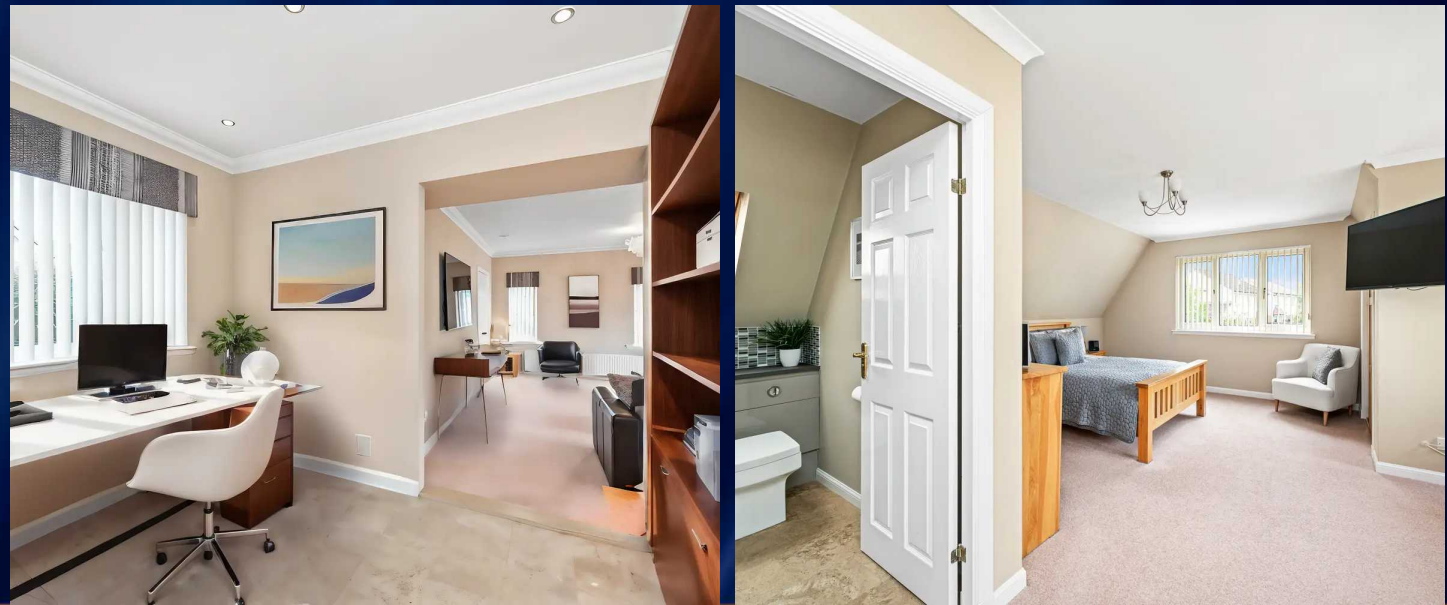
9' 9" x 7' 1" (2.97m x 2.17m)

This small sitting room, currently utilized as office space, is seamlessly open-plan to the family room, as depicted in our AI image. It serves as an ideal area for work or relaxation, offering a versatile space that enhances productivity and comfort.

Executive Primary Room

23' 11" x 16' 6" (7.28m x 5.04m)

This executive-style primary bedroom is designed for comfort and elegance, featuring a bright and airy ambiance enhanced by windows on both the front and side. The room welcomes you with a corridor-style entrance that leads to the ensuite bathroom and large fitted wardrobe area, providing a sense of privacy and luxury. Finished in natural colours, it creates a serene and calming atmosphere. The room is adorned with plush carpet flooring, adding warmth and comfort to the space.



Primary En Suite

7' 0" x 6' 1" (2.13m x 1.86m)

This modern-style en suite shower room offers luxurious features and contemporary design elements. It is equipped with an LED mirror and a vanity sink with a waterfall tap, complemented by stylish tiled-effect splashback tiling. Velux windows enhance natural light, creating a bright and inviting atmosphere. The spacious walk-in shower cubicle includes both a rain shower head and a handheld set for added convenience, with sleek Febo walls completing the shower area. The room is further enhanced by a heated towel rail, central lighting, and durable Karndean flooring, seamlessly combining practicality with elegant aesthetics.

Bedroom Two

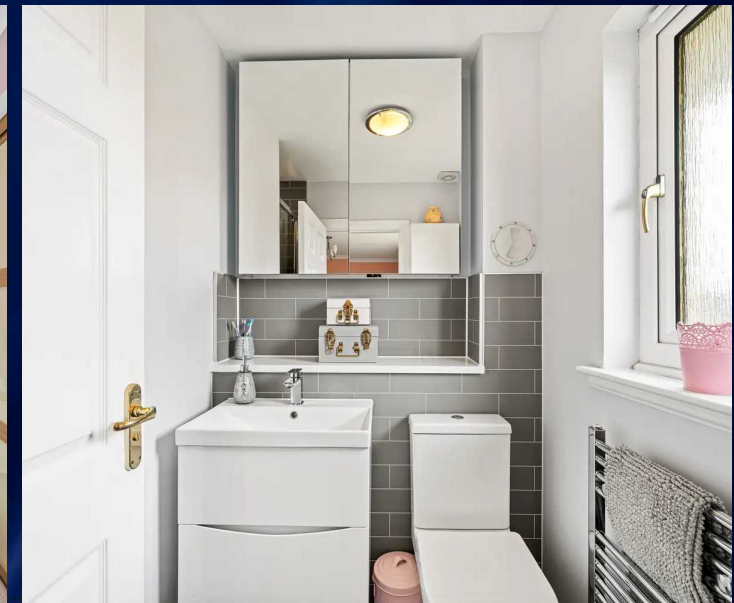
13' 0" x 10' 6" (3.96m x 3.19m)

This exceptionally spacious and sunlit double bedroom features a large window overlooking the rear of the property, filling the room with natural light. It boasts modern triple fitted wardrobes, providing ample storage space while adding a sleek, contemporary touch. The carpeted flooring offers warmth and comfort, complemented by a wall-mounted radiator to ensure a cozy atmosphere. Additionally, the room includes convenient access to an en suite shower room, enhancing both privacy and luxury.

Bedroom Two En Suite

4' 6" x 4' 4" (1.37m x 1.32m)

This new, modern shower room en-suite features a walk-in shower cubicle with a glass door and a luxurious rain shower. The space is elegantly finished with wet board tile-effect walls and vinyl flooring. It includes a vanity sink with storage, a WC, a heated towel rail, and is well-lit with both central and spot lighting.



Bedroom Three

13' 3" x 10' 5" (4.04m x 3.17m)

This spacious double bedroom features a large window overlooking the rear garden, allowing for an abundance of natural light. It is equipped with modern double fitted wardrobes, offering ample storage and a sleek, contemporary aesthetic. The room is comfortably carpeted and includes a wall-mounted radiator to maintain a cozy and inviting atmosphere.

Bedroom Four

10' 10" x 9' 8" (3.31m x 2.95m)

This room features plush carpeted flooring and a large window overlooking the front of the property, bathing the space in natural light. It is equipped with a wall-mounted radiator for optimal warmth and modern double fitted wardrobes that provide ample storage with a contemporary flair.

Bedroom Five

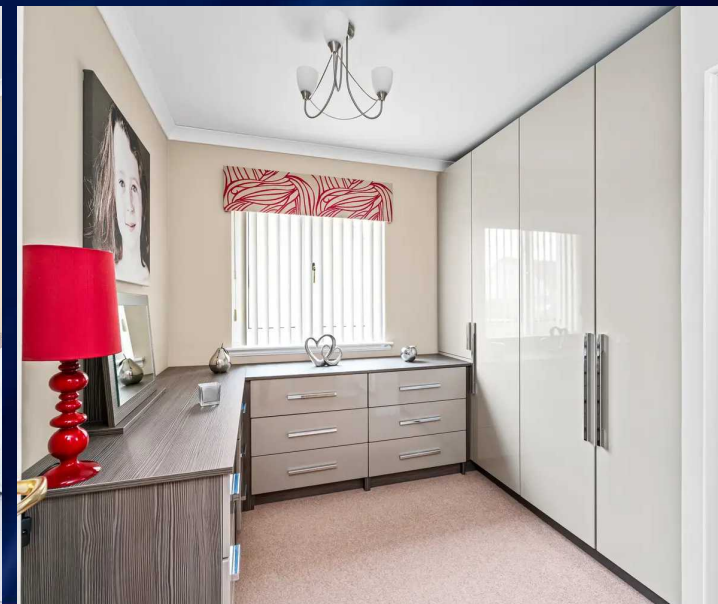
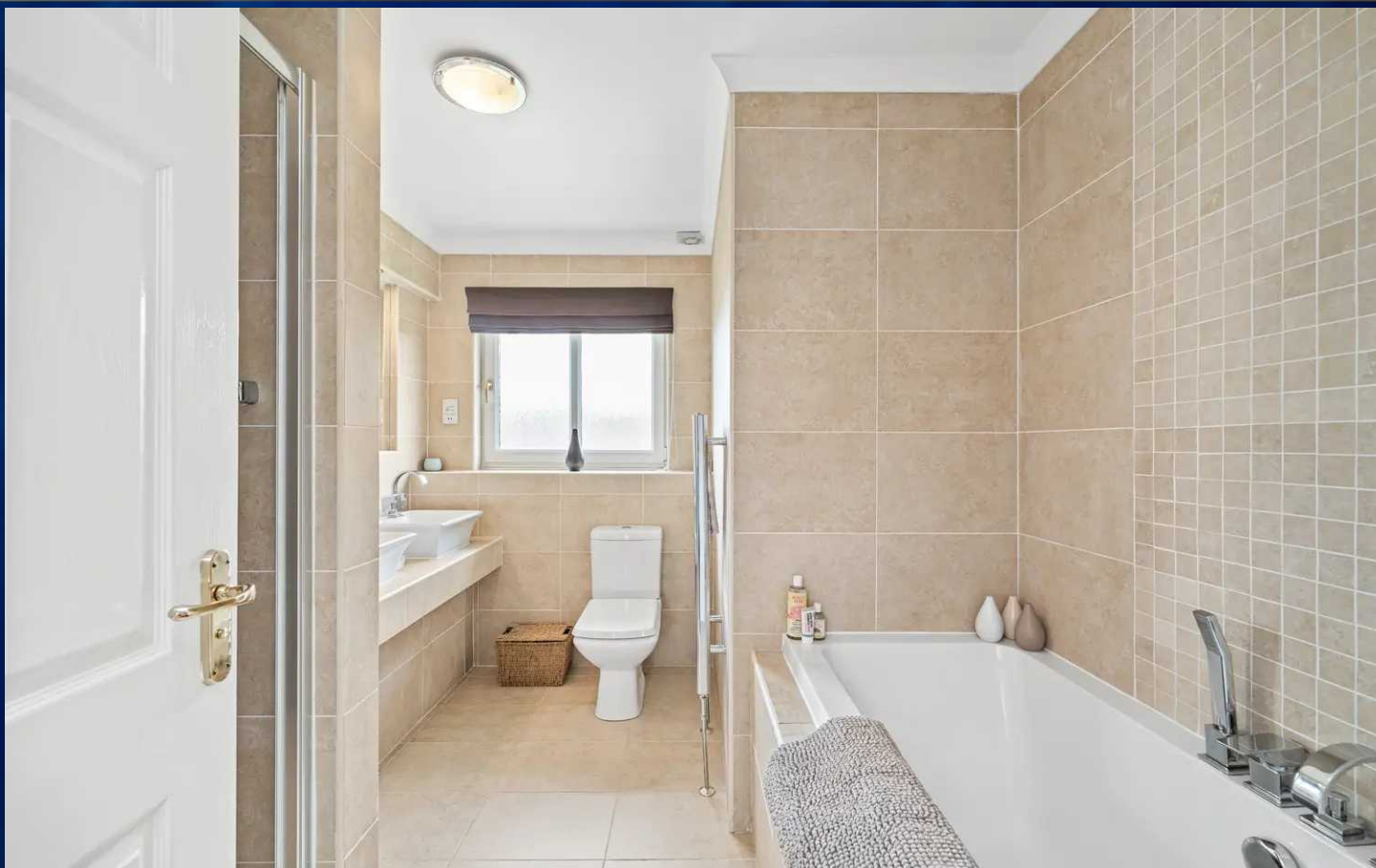
9' 5" x 6' 8" (2.86m x 2.03m)

Bedroom 5, currently serving as a dressing room, showcases a high-spec finish tailored for functionality and style. This room features ample wardrobe space, complemented by drawer units and a charming dressing table, all designed to accommodate a variety of storage needs. The space is adorned with carpet flooring and illuminated by a central light, ensuring a cozy atmosphere. Additionally, it includes a radiator for comfort and a side-view window that enhances natural light and offers a pleasant view.

Bathroom

10' 5" x 8' 5" (3.17m x 2.56m)

This stunning, modern-style bathroom boasts a sleek design and high-end finishes. It includes a 4-piece suite featuring a wall mirror with integrated lighting, a heated towel rail, and both central and spot lighting. The spacious walk-in shower cubicle features a glass screen, complemented by a tiled sunken bath. The bathroom is fully tiled on both walls and floors and offers his and hers vanity sinks with elegant water flow taps.



Upper Landing

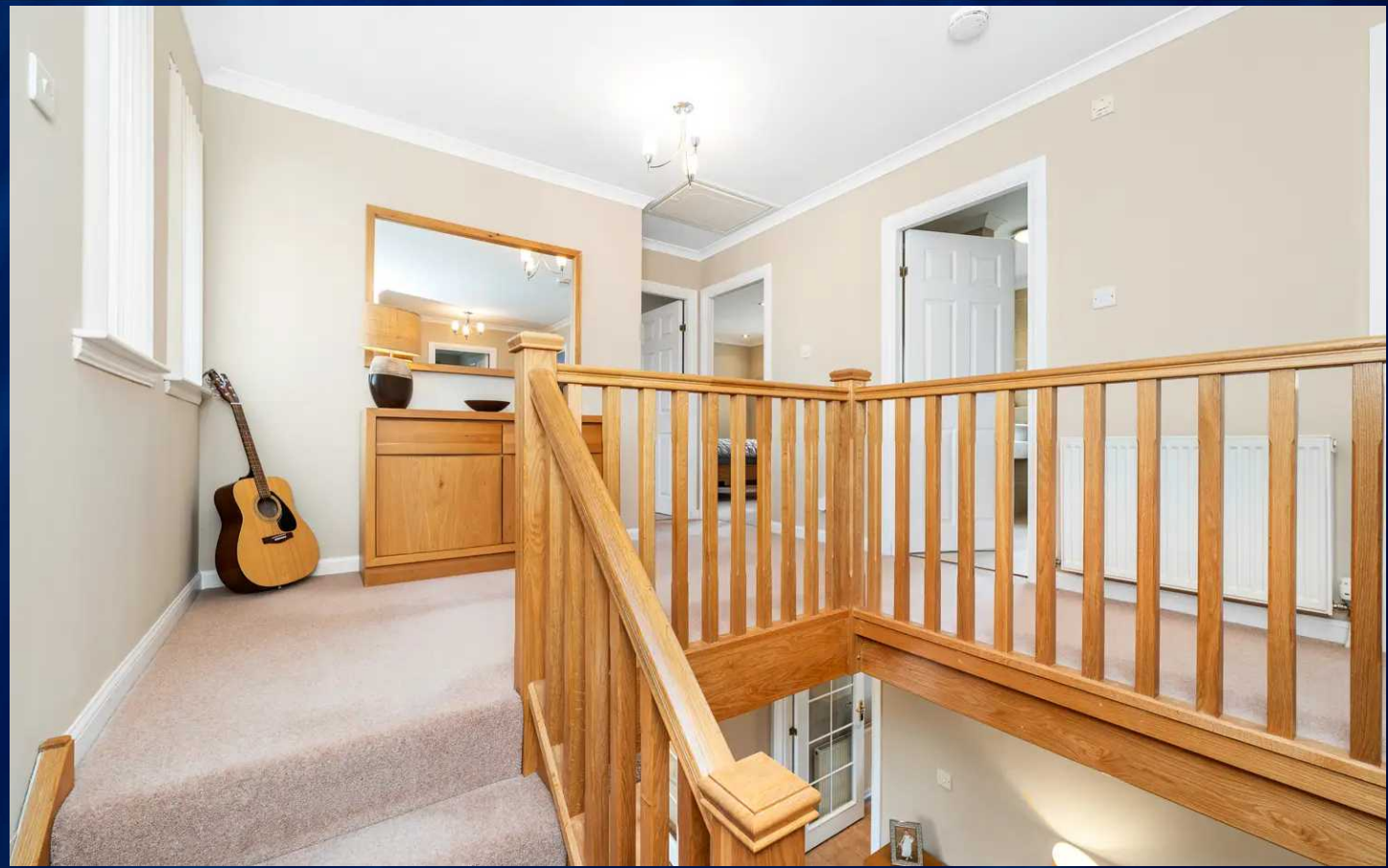
This area features an oak banister that adds a touch of elegance and durability to the space. Central lights provide ample illumination, creating a welcoming atmosphere throughout. The landing is carpeted, ensuring warmth and comfort as you move through the area. A side window fills the space with natural light, contributing to its open and airy feel. From here, you have access to all bedrooms, the family bathroom, and the attic. The attic, accessible via a Ramsey ladder and is partially floored.

Rear Garden

This garden is a verdant oasis, featuring mature trees, shrubs, and hedges that create a lush, private environment. A well-maintained lawn area provides ample space for relaxation and play. The charming summer house offers a delightful retreat, while the patio area is perfect for outdoor dining and entertaining. Pathways surrounding the house ensure easy access and enhance the garden's functionality. Additionally, areas with chipped stone add texture and visual interest. A garden store room, accessible from the outside, offers convenient storage solutions. Overall, this rear garden is a standout feature that significantly enhances the property's appeal, providing a serene and enjoyable outdoor space.

Front Garden

The front garden is predominantly laid to lawn and is adorned with mature trees and shrubs, creating a picturesque and welcoming entrance to the property.





First Floor



Ground Floor

Remax: 42 Birrell Gardens, Livingston EH54 9LF

Indoor Scanned Area - Full Property 197.6 m² | Floor 1 106.9 m² | Floor 2 90.7 m²

Sizes and dimensions are approximate, actual may vary

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

76 82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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The Home Report



RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.