





This beautiful four-bedroom detached villa with a single garage is a true gem located in a highly sought-after area, offering a perfect blend of elegance and comfort. Situated in a tranquil neighbourhood, this property is in walk-in condition, ready to welcome you home. As you step inside, you are greeted by a spacious and bright living area, ideal for entertaining guests or enjoying cosy family evenings. The modern kitchen is a chef's delight, equipped with high-end appliances and stylish finishes. The property boasts four well-appointed bedrooms, providing ample space for the whole family. The large private rear garden is a stunning feature, offering a peaceful retreat where you can relax and unwind. Additionally, a large driveway and garage provide ample parking and storage space, completing this exceptional home.

Outside, this property offers the luxury of a beautifully landscaped front, side, and rear garden that the present owners should be proud of. The rear garden is a true oasis with two patio areas, one of which is raised, perfect for al fresco dining or enjoying a morning coffee. The grass area is adorned with conifers, shrubbery, and plants, creating a picturesque setting. The single garage to the side of the property comes with ample parking space, ensuring convenience for your vehicles. Furthermore, there are guest parking bays within the estate, making it easy for visitors to park. Whether you are looking to host summer barbeques in the garden or simply enjoy the outdoors in a peaceful setting, this property offers a perfect blend of indoor comfort and outdoor tranquillity, making it a dream home for discerning buyers seeking a touch of luxury and sophistication.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Kitchen

14' 5" x 8' 2" (4.40m x 2.49m)

Beautiful modern kitchen with base and wall mounted units, drawers, gas hob with electric oven, cooker hood, sink, complementary worktops with matching splashback with vinyl tile flooring. Rear window which flows in with natural light overlooking the landscaped garden.

Utility Area

8' 5" x 7' 6" (2.56m x 2.28m)

Very Handy Utility Area Consisting Of Wall And Base Units.

Lounge

16' 7" x 11' 11" (5.06m x 3.62m)

This contemporary decorated lounge offers ample space for free-standing furniture and features delightful views overlooking the front garden.

Dining Room

12' 7" x 9' 9" (3.84m x 2.96m)

Fantastic Spacious Dining Room Gaining Entry Through The French Doors From Lounge Or Door From The Kitchen.

WC

5' 2" x 2' 11" (1.57m x 0.88m)

Downstairs Wc Consisting Of Basin, Toilet With Neutral Colours And Vinyl Flooring.

Vestibule

15' 0" x 2' 11" (4.57m x 0.90m)

Inviting Vestibule Entered From Front Half Glazed Door.

Upper Hallway

11' 0" x 5' 1" (3.35m x 1.56m)

Upper Hallway Consisting Of Neutral Decor And Wool Carpet.

Primary Bedroom

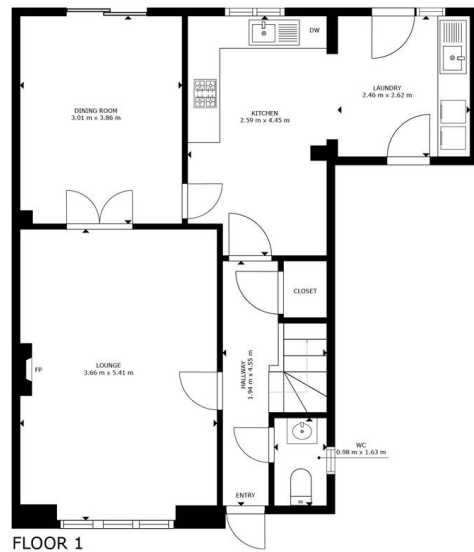
13' 5" x 9' 7" (4.08m x 2.92m)

Spacious Primary Bedroom With Two Built In Wardrobes For Essential Storage. Front Facing Window Overlooking Garden and Driveway.

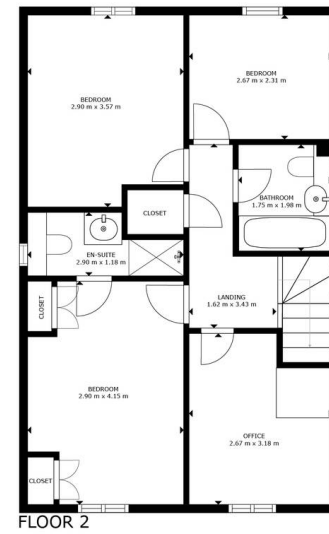
En-Suite

9' 9" x 3' 10" (2.98m x 1.17m)





GROSS INTERNAL AREA
FLOOR 1: 60 m², FLOOR 2: 51 m²
TOTAL: 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 60 m², FLOOR 2: 51 m²
TOTAL: 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



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.