



51 Goldpark Place, Livingston, EH54 6LW.

Offers Over £282,000



This fantastic detached bungalow is in the popular area of Eliburn. A wonderful space for those looking for one level living, this property in Goldpark Place will make a fantastic home. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroomed bungalow on a corner plot to the market, promising a fantastic home for its new owners.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is nearby.

#### **Front Approach**

The welcoming entrance features a mono block multi-car driveway leading to a garage with an up-and-over door, complemented by continued mono block and steps to the front door. The front garden is finished with mature planted beds, creating a charming outdoor space. Side access to the rear garden is also available.

#### **Garage**

19' 1" x 18' 7" (5.82m x 5.67m)

The driveway has space for multiple cars and leads to a double garage which has an electric up and over door and a wooden door for side access. The space has power points, four ceiling lights and attic space for storage.

#### **Entrance Hallway**

Entry to this inviting hallway is through a part-glazed composite door which allows ample natural light to flood the space. The décor features part yellow papered and part white wooden panelled walls, and laminate flooring, creating a warm and welcoming ambiance. Additional features include three storage cupboards, two ceiling lights, a smoke detector, a radiator, power points, and an attic hatch, completing this well-appointed area.

#### **Lounge**

13' 0" x 13' 2" (3.97m x 4.02m)

This great room is mostly finished with magnolia painted walls, a feature papered wall, and carpet flooring. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. There is a wall mounted central electric fire, creating a focal point in the room. A radiator and power points are also provided.

### **Kitchen Diner**

17' 6" x 9' 5" (5.34m x 2.88m)

The heart of the home. This kitchen has many wall and floor mounted units with wood frontages, with co-ordinating black work surfaces and tiled splashback. Decorated with magnolia painted walls, laminate and cream tile flooring. There is an under counter oven, a four-ring gas hob, a stainless steel extractor hood and an integrated dishwasher, which will all be included in the sale. There is space for a tall fridge freezer and an under counter washing machine. The room is well lit with two ceiling lights and a wall light, while natural light enters from the window to the side. The sink area comprises of a white sink and half with drainer and mixer tap. A radiator and power points complete this room.

### **Conservatory**

10' 11" x 11' 11" (3.32m x 3.63m)

This great additional space to the rear of the property has been finished with neutral painted walls and laminate flooring. Windows on three sides and double patio doors to the rear garden allow in lots of natural daylight, being further enhanced by two wall lights. Power points and a radiator are also included.

### **Primary Bedroom**

10' 8" x 9' 10" (3.26m x 3.00m)

This fantastic room has mainly yellow painted walls, a feature lilac wall and carpet to the floor. There is an integrated wardrobe providing an abundance of storage space. A window to the rear of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

### **En-Suite Shower Room**

4' 9" x 9' 9" (1.45m x 2.98m)

This great second washroom is finished with cream tiles to the floor, part neutral tiled walls and part neutrally painted walls. The tiled shower cubicle houses an electric wall mounted shower. A pedestal sink and a close coupled toilet complete the suite. A window to the side, a ceiling light, a radiator and an extractor fan finishing the room.



### Bedroom Two

9' 3" x 9' 10" (2.81m x 3.00m)

This lovely double room to the front has been finished with light blue painted walls and laminate to the floor. A window allows in natural light and is further complemented by a ceiling light. A built in wardrobe provides hanging and shelving storage space. Power points and a radiator are also provided.

### Bedroom Three

10' 6" x 6' 11" (3.19m x 2.11m)

A third bedroom or office space, has been finished with light blue painted walls and laminate flooring. There is a window to the rear, a ceiling light, a radiator and power points finish this room.

### Bathroom

7' 6" x 9' 11" (2.29m x 3.01m)

This great room has been finished with mint green painted walls and cream tiles to the floor. The suite comprises of a bath with tiled surround and handheld shower attachment, a vanity unit with tiled splashback, back to wall toilet and a built in sink. A window to the side allows natural light into the room, enhanced by a ceiling light. A radiator and an extractor fan are included.

### Rear Garden

The secluded garden features a wooden decking area adjacent to the house and a lush grassed sections. Neatly trimmed hedges and mature planting border the garden. This excellent enclosed space offers privacy, making it perfect for relaxation or entertaining guests.

### Additional Items

All fitted floor coverings, kitchen items mentioned and light fittings are included in the sale. 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 Lorna MacDonald direct on 07778 547461.

#### **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.



GROSS INTERNAL AREA  
 FLOOR: 1,100.93 m<sup>2</sup>  
 TOTAL: 100.83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
 GARAGE NOT IN ALL VIEWS. POSITION SUBJECT TO PERMISSION.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



## RE/MAX Property

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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.