

**BRIDGES**  
PROPERTIES  
Your Property, Our Priority  
01501 679435 | bridges-properties.co.uk  
@bridgesproperties | info@bridges-properties.co.uk  
**FOR SALE**

41 Appleton Drive, Livingston

Livingston

Offers Over **£300,000**



## 41 Appleton Drive

Livingston, Livingston

Discover this stunning four-bedroom detached home by Barratt Homes, located in the highly desirable, family-friendly village of Eliburn. Situated at 41 Appleton Drive, this spacious property offers a perfect blend of practicality and modern comfort. With a double driveway and a south/east-facing garden, it's perfect for families looking to settle in a close-knit community.

Inside, this immaculately-presented home boasts an airy layout, and is ready for its new owners to add their own personal touches. The ground floor includes a spacious lounge perfect for family gatherings, along with an open-plan kitchen and dining room designed for entertaining.

A utility room and a convenient downstairs WC add to the practicality.



Upstairs, you'll find four generously sized bedrooms, including a principal bedroom complete with its own en-suite shower room, elegantly finished with slate tiles.

The main bathroom offers modern comfort, featuring a full-height heated chrome towel rail, a shower over bath, and adorned with full-height tiling around the bath area for a stylish finish.

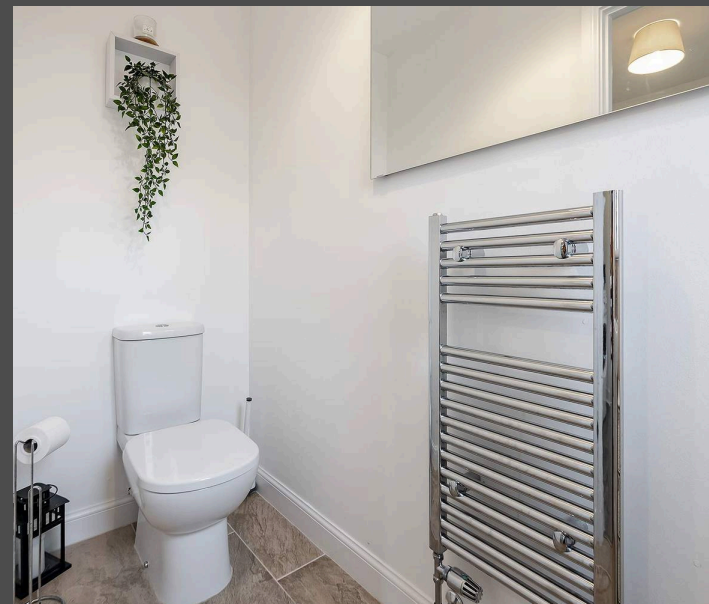
The south/east-facing garden is a true highlight, thoughtfully designed for both relaxation and play. It features a lush grass area, perfect for outdoor activities, along with a decked patio area ideal for al fresco dining or gatherings with family and friends. There's also a dedicated play area laid with bark for children, providing a safe and fun space for play.

Beautiful raised bedding adds a touch of colour, creating a vibrant and welcoming outdoor space that's perfect for the whole family to enjoy.

The neighbourhood itself is wonderfully family-friendly, with a strong community spirit where children play together. During the festive season, Santa even makes a special appearance, bringing the magic of Christmas to your doorstep!

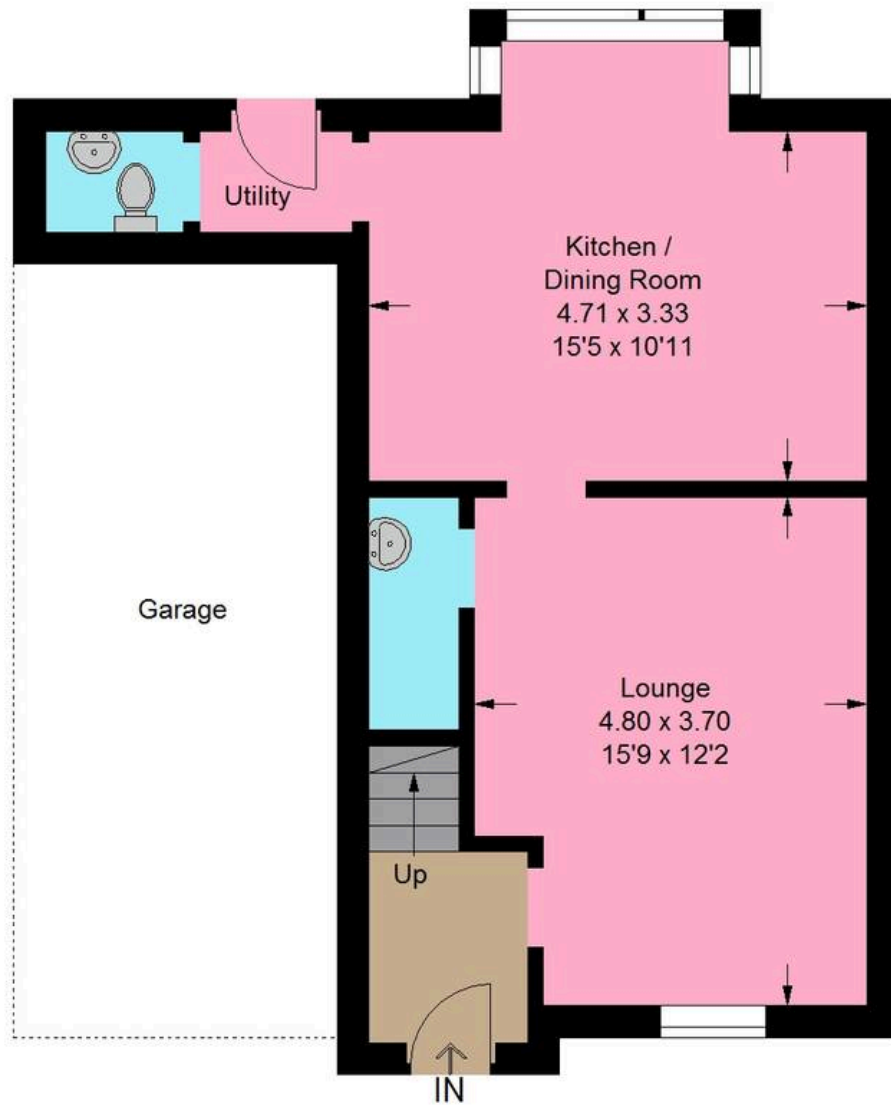
Conveniently located just a short drive from Livingston North Train Station, Livingston Centre, and local schools, 41 Appleton Drive is well-positioned for both commuting and enjoying local amenities.

This home in The Appleton Grange development is ready to welcome its new owners to a vibrant, family-oriented lifestyle in the heart of Eliburn.

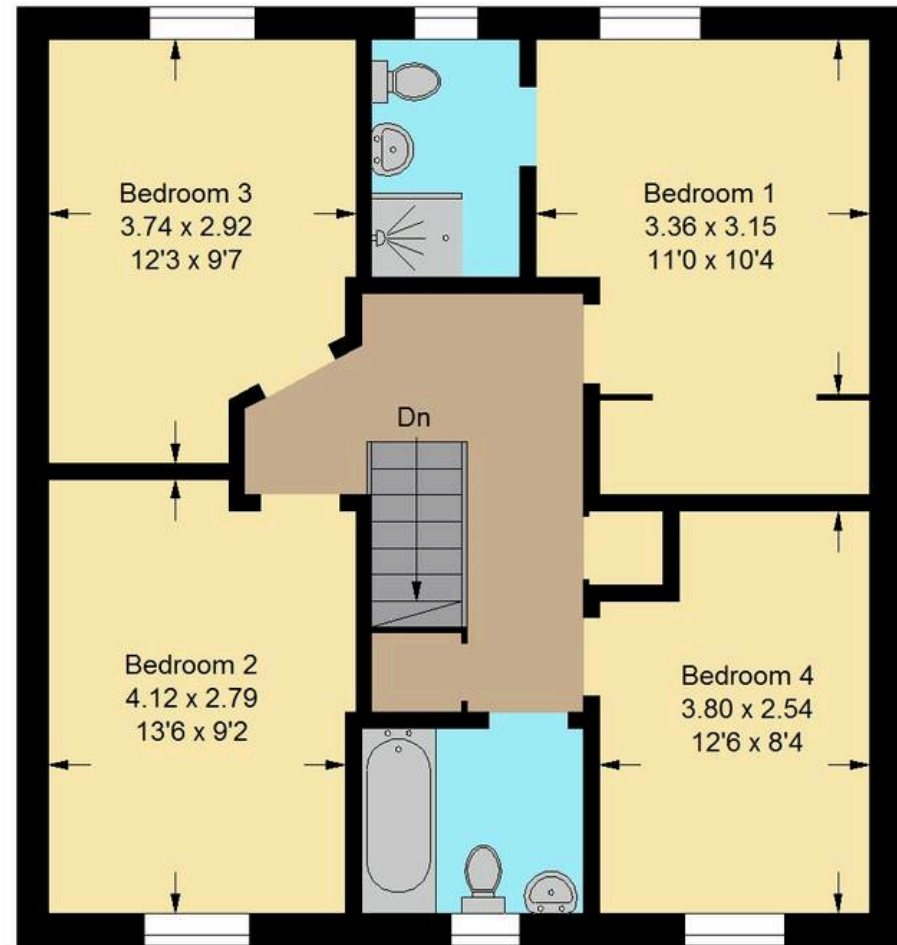




Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1141712 / Ref:89538)



## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

