



7 Highfield, Livingston

In Excess of £570,000



RE/MAX
Estate



7 Highfield

Livingston, Livingston

"Stunning 4/5 bed detached property with cinema room, open-plan living, south-facing garden, double garage. Ideal family home near Livingston.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



vestibule

5' 3" x 5' 10" (1.61m x 1.79m)

A welcoming vestibule that sets the tone for the home, featuring a door with a side panel window that allows natural light to flood the space. Additionally, two decorative leaded side windows enhance the charm and character of the area. The tiled flooring is both stylish and practical, making it an ideal spot to kick off your shoes and hang up your coat. A central light fixture adds a warm and inviting ambiance to this thoughtfully designed entryway.

Entrance hall

The entrance boasts laminate flooring complemented by central and wall lighting, creating a warm and inviting atmosphere. Decorative wood paneling adds a touch of elegance and character, while radiators ensure the space remains cozy. This spacious and welcoming T-shaped hallway provides convenient access to the lounge/diner, kitchen, family room, utility room, family bathroom, and bedrooms 2, 3, and 4. It also leads to the upper-level hall, making it a functional and beautifully designed centerpiece of the home.

Lounge

19' 0" x 13' 10" (5.80m x 4.21m)

This beautifully designed lounge, open-plan to the dining room, exudes elegance and comfort. The laminate flooring and spotlight ceiling lighting create a modern and welcoming ambiance, while three floor-to-ceiling windows flood the space with natural light. A stunning marble fire surround with a gas fire serves as a captivating focal point. French glazed doors provide access to the main entrance, with additional access to the kitchen and dining room. With plenty of room for freestanding furniture, this spacious lounge is perfect for relaxation and entertaining.

Family Bathroom

10' 5" x 11' 5" (3.17m x 3.48m)

A spacious and luxurious family bathroom, featuring fully tiled walls and flooring for a sleek, modern look. The room is illuminated by central ceiling spotlights





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A spacious and luxurious family bathroom, featuring fully tiled walls and flooring for a sleek, modern look. The room is illuminated by central ceiling spotlights, adding a bright and inviting ambiance. The centerpiece of the space is a large, sunken Jacuzzi-style bath, perfect for relaxation. The bathroom also boasts a walk-in shower cubicle with a glass door and a main running shower system, offering both convenience and style. Additional features include a vanity sink with a feature mirror wall, a WC, a bidet, and a radiator. An opaque window provides natural light while ensuring privacy.

Dining Room

13' 5" x 12' 5" (4.08m x 3.78m)

This generously sized dining area, seamlessly open-plan from the lounge, is perfect for both everyday meals and entertaining. The space features laminate flooring and is beautifully illuminated by a lovely chandelier light fitting, adding a touch of elegance. French doors lead out to the patio area, providing a wonderful connection to the outdoors. With ample room for a large dining table and chairs, this inviting space is ideal for bringing family and friends together.



Kitchen

This well-equipped and thoughtfully designed open-plan kitchen and family area combines functionality with style. It features tiled flooring and spot ceiling lighting, creating a sleek and modern ambiance, while a radiator ensures year-round comfort. The kitchen boasts integrated appliances, including a double oven, extractor fan, grill, microwave, dishwasher, fridge, and freezer, with the added benefit of space for an American-style fridge. Numerous storage cupboards provide ample organization options, and a rear-facing window offers delightful views of the garden, making this space as practical as it is inviting.

Family room

15' 1" x 21' 10" (4.59m x 6.66m)

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This stunning open-plan family area seamlessly connects to the kitchen, creating a vibrant and versatile space for spending time together. The French doors open to the rear garden, filling the room with natural light and offering easy access to outdoor living. The beautiful mahogany flooring adds warmth and elegance, complemented by a radiator and spotlight ceiling lighting. A built-in shelving unit serves as a stylish and functional feature, enhancing the room's charm. This inviting space is perfect for family gatherings, relaxation, and making cherished memories.

Laundry/Utility room

14' 7" x 5' 5" (4.44m x 1.64m)

A handy and well-designed utility/laundry room offering excellent functionality and storage. The space features ample storage cupboards, a stainless steel sink with a mixer tap and drainer, and designated areas for a washing machine and tumble dryer. A half-glazed wooden door provides convenient access to the side of the property, while an additional door leads directly to the garage. The room is finished with laminate flooring, central lighting, and a radiator, ensuring both practicality and comfort. This thoughtfully laid-out space is perfect for keeping household tasks organized and efficient.



Landing Area

A fantastic and versatile landing area with endless possibilities for use, currently utilized as an office space. The room is bright and inviting, thanks to Velux windows that flood the space with natural light. A beautiful chandelier hangs elegantly over the stairwell, adding a touch of sophistication and charm. The landing features laminate flooring for a modern and easy-to-maintain finish, along with a radiator to ensure comfort throughout the seasons. This flexible space is ideal for a variety of purposes, such as a reading nook, creative studio, or additional living area.

Cinema Room

21' 11" x 17' 0" (6.68m x 5.19m)

A comfortable and spacious second lounge or cinema room.



Cinema Room

21' 11" x 17' 0" (6.68m x 5.19m)

A comfortable and spacious second lounge or cinema room, currently styled for relaxation and entertainment, but versatile enough to be used as a large double bedroom. The room features plush carpet flooring for added comfort and is beautifully lit with elegant chandeliers and wall lighting, creating a warm and sophisticated ambiance. A Velux window brings in natural light, while a radiator ensures a cozy atmosphere year-round. This adaptable space is perfect for unwinding, hosting, or reimagining as a stylish bedroom retreat.

Bed 2 en suite

10' 5" x 6' 10" (3.18m x 2.08m)

This handy en-suite shower room offers both practicality and style. It features a vanity sink unit, a WC, and a walk-in shower with a sleek glass sliding door. The room benefits from being a main shower, with tiled walls and flooring for easy maintenance. Central spot lighting illuminates the space, while good storage cupboards provide ample organization options. A radiator ensures comfort year-round, making this en-suite a functional and well-appointed addition to the home.



Bedroom 4

9' 10" x 10' 6" (3.00m x 3.19m)

This good-sized double bedroom features a front-facing corner-style window, allowing plenty of natural light to fill the room. The space is enhanced by fitted wardrobes, providing ample storage, and the laminate flooring adds a sleek and modern touch. A radiator ensures comfort throughout, while the central light fitting adds a soft, ambient glow to the room. This well-proportioned bedroom offers both functionality and style, making it a perfect retreat.

Bedroom 3

11' 2" x 12' 10" (3.40m x 3.91m)

Another great-sized bedroom offering beautiful views over the rear gardens. The room features double fitted wardrobes providing ample storage space, and laminate flooring for a clean and modern finish. The central light fitting adds a welcoming glow to the



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Primary Bedroom

12' 10" x 12' 1" (3.90m x 3.69m)

A lovely and comfortable bedroom featuring laminate flooring that adds both style and practicality. The room is brightened by a side-view window that fills the space with natural light, while a radiator ensures warmth and comfort. Walk-in fitted wardrobes provide generous storage, keeping the room neat and organized. Conveniently, there is also access to the en-suite shower room, offering added privacy and functionality to this cozy retreat.

Primary Bed En-suite

7' 9" x 4' 5" (2.35m x 1.34m)

This handy en-suite shower room is both functional and stylish. It features a vanity sink, a WC, and laminate flooring for easy maintenance. A walk-in shower with a mains water system provides a refreshing and powerful shower experience. The room is finished with splashback tiling for added durability and a sleek look. A radiator ensures warmth, while the central light fitting brightens the space, making this en-suite a practical and comfortable addition to the home.





REAR GARDEN

The property features an extensive rear, south-facing garden, perfect for outdoor living and enjoyment. The garden is beautifully landscaped with mature trees, shrubs, and hedgerows, providing both privacy and natural beauty. A very large lawn area offers plenty of space for recreation and relaxation, while a vegetable patch adds a practical touch for gardening enthusiasts. Additional amenities include an outside water tap, outside lighting, and a noble raised patio area, ideal for alfresco dining or entertaining, making this garden a versatile and inviting outdoor space.

FRONT GARDEN

The front of this property is beautifully landscaped with shaped lawn areas and a monoblock driveway, adding to the curb appeal. Paving surrounds the property, enhancing its elegant and well-maintained appearance. Mature hedges and trees provide a sense of seclusion and privacy, effectively shielding the property from view while offering protection. This thoughtful landscaping creates a welcoming and tranquil first impression, making the front of the home both charming and secure.

Driveway

4 Parking Spaces

A fantastic mono block driveway leads up to the property, offering a smooth and stylish entrance. The driveway provides ample space, comfortably accommodating up to four vehicles. It also offers direct access to the double garage, making it both convenient and practical for parking and storage. This spacious driveway adds to the home's overall appeal, providing both functionality and a well-maintained aesthetic.



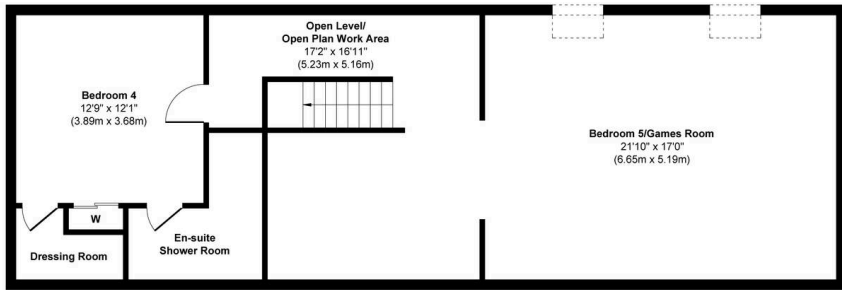
Garage

Double Garage

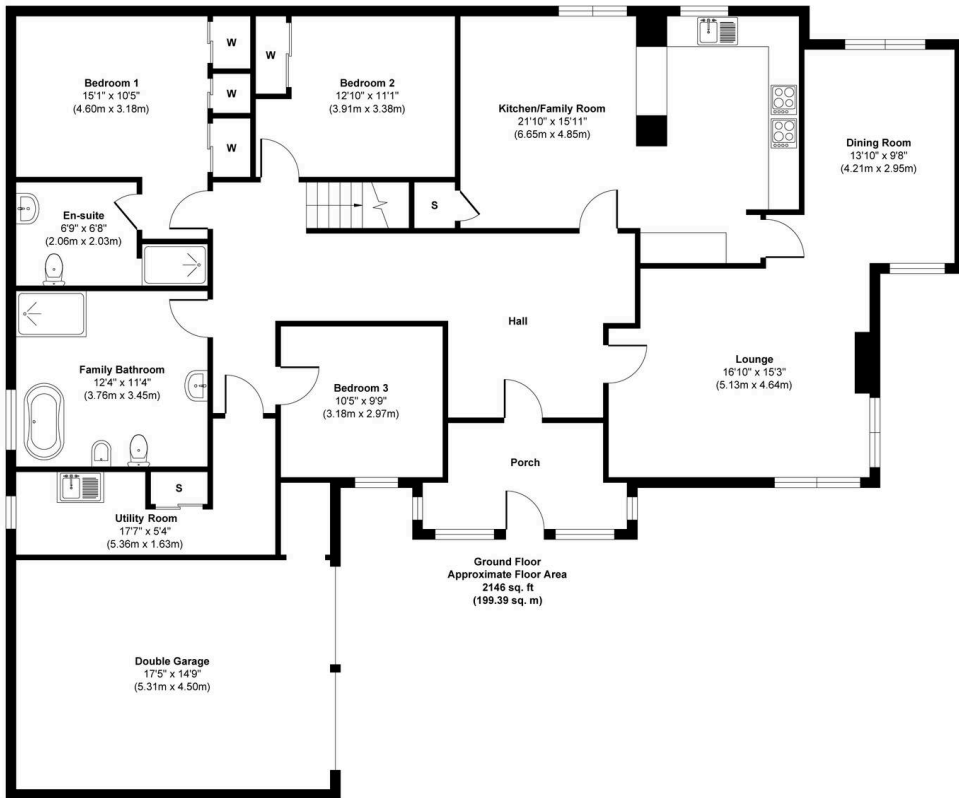
The large double garage is equipped with an up-and-over door for easy access and offers high ceilings, providing ample room for additional storage. Side windows allow natural light to flood the space, creating a bright and airy environment. The garage also benefits from access to the main property via an integral door, adding convenience. Power and shelving are installed, making it an ideal space for both vehicle storage and organized storage solutions.



7 Highfield



First Floor
Approximate Floor Area
899 sq. ft
(83.50 sq. m)



Ground Floor
Approximate Floor Area
2146 sq. ft
(199.39 sq. m)

Approx. Gross Internal Floor Area 3044 sq. ft / 282.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	70	76
(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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