





This fantastic four bedroom home in Thirlfield Wynd is the perfect choice for a growing family. Situated in a private estate, this modern property is move-in ready and offers an ideal balance of comfort and practicality. With ample room for both living and working, it's especially well-suited for families in need of flexible bedroom and office space. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional family home to the market.

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, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Livingston North train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters.

#### **Front Garden & Approach**

The welcoming approach is finished with mono block and steps lead to the front door. A charming side garden adds a touch of greenery. The front area includes a spacious multi-vehicle driveway that leads directly to the garage. Convenient access to the rear garden is available from both sides of the house.

#### **Entrance Vestibule & Hallway**

Access to this welcoming vestibule is provided by a part-glazed composite door, complemented by adjacent windows that bathe the space in natural light. The décor sets a bright and modern tone, featuring crisp white painted walls, sleek laminate flooring, and stylish downlights. An electric radiator adds both comfort and practicality. Moving into the hallway, the modern aesthetic continues with laminate flooring and white-painted walls, accented by a vibrant yellow feature wall. This area is well-equipped with a ceiling light, a radiator, a smoke detector, and ample power sockets, creating a functional, inviting space.

#### **Lounge**

14' 1" x 10' 6" (4.28m x 3.19m)

This superb room has been painted with light blue tones to the walls and laminate to the floor. A bay window to the front allows lots of natural light into the room, being further enhanced by two ceiling lights. A gas fire with a neutral stone hearth and surround creates a central focal point in the room. Two radiators, a smoke detector and power points are also provided.

### Dining Room

13' 2" x 8' 11" (4.01m x 2.71m)

This great additional living space, currently used as a dining room, offers a great entertaining space. The warm pink painted walls and laminate flooring create an inviting and cosy ambiance. A rear facing French doors allow natural light to flood the room, enhancing the bright and airy feel. Practical features like a ceiling light, radiator, and strategically placed power points finish this space.

### Breakfasting Kitchen

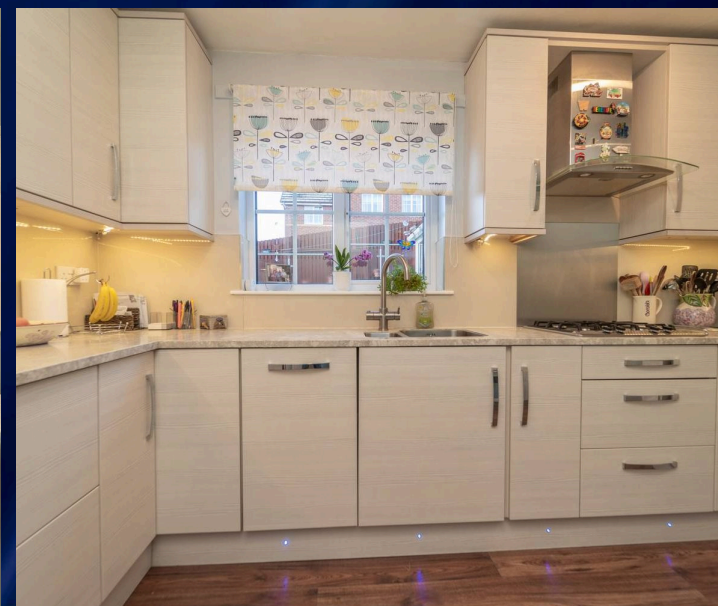
8' 5" x 12' 5" (2.57m x 3.78m)

This well designed modern kitchen features neutral cabinetry, paired with grey and white work surfaces for a coordinated look. The space is tastefully finished with grey and blue painted walls, a neutral glass splashback, and laminate flooring, creating a warm and inviting atmosphere. The kitchen is fully equipped with built-in appliances, including an eye-level double oven and grill, four-ring gas hob with a stainless steel splashback, integrated fridge, drink fridge, integrated dishwasher and a stainless steel and glass extractor fan. The stainless steel under mounted sink, complete with a one-and-a-half bowl, worksurface drainer, and boiling water mixer tap, adds both functionality and style. Natural light floods the room through the rear facing window. The layout allows for a dedicated breakfast bar, perfect for casual dining. Additional features include downlights, under counter and kickboard lighting, a radiator, a heat detector and ample power points.

### Utility Room

9' 3" x 5' 1" (2.81m x 1.56m)

The utility room offers a practical space, featuring two tone painted walls and laminate flooring. It includes ample storage with both floor and wall units, finished with neutral fronts and complemented by a marble effect work surface and splashback. The room has space for two under-counter appliances. A part-glazed wooden door provides convenient access to the conservatory, as well as a door providing access to the garage. The utility area is completed with a stainless-steel sink and drainer, mixer tap, a radiator, a ceiling light, and power points, ensuring the room is well-equipped.





#### **Living Level Toilet**

5' 0" x 3' 3" (1.52m x 1.00m)

This essential modern living space is finished with neutral walls and sleek laminate flooring, offering a clean, contemporary look. The suite features a close-coupled toilet and a wall hung sink, providing both functionality and style. The room is illuminated by a ceiling light, creating a bright and welcoming atmosphere. A radiator and an extractor fan add the finishing touch, ensuring comfort throughout the room.

#### **Conservatory**

12' 5" x 9' 11" (3.78m x 3.01m)

This stunning rear-facing space combines comfort with versatility, boasting sleek grey tiled flooring and expansive windows on three sides that fill the room with natural light. Double patio doors open directly to the garden, offering a seamless indoor-outdoor flow and enhancing the bright, airy atmosphere. Thoughtfully designed features include a wall-mounted light, a ceiling fan light for added convenience, underfloor heating for year-round comfort, and strategically placed power points to meet your practical needs.

#### **Stairs and Landing**

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet white painted walls. A cupboard houses the water tank. The area is well-lit by a ceiling light. Additional features include a smoke detector, an attic hatch and power points.

#### **Primary Bedroom**

13' 0" x 10' 8" (3.96m x 3.25m)

This delightful room features mainly grey painted walls, one yellow painted and carpeted flooring. It boasts a large integrated wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from the window to the front of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

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

5' 8" x 7' 4" (1.72m x 2.23m)

The shower room is decorated with crisp yellow walls, perfectly complemented by laminate flooring. The suite features a cream-tiled effect panelled shower unit with an electric powered shower, a white gloss vanity sink and a close coupled toilet, offering both elegance and functionality. A built in cupboard and mirrored medicine cabinet provide useful storage space. A front-facing window and downlights provide excellent lighting, while the black towel radiator and extractor fan ensure the space stays comfortable and well-ventilated.

### Bedroom Two

12' 8" x 8' 7" (3.86m x 2.61m)

This charming room is elegantly styled with two-tone grey walls and soft carpeting underfoot, creating a cozy and modern ambiance. A front-facing window invites an abundance of natural light, further enhanced by a ceiling light for a bright and inviting atmosphere. The built-in wardrobe offers practical storage solutions, while power points and a radiator ensure the space is both functional and comfortable.

### Bedroom Three

9' 9" x 10' 10" (2.98m x 3.29m)

Another great double bedroom, finished with painted walls and laminate to the floor. A window to the rear of the property allows in natural light. Two built in wardrobes provide an abundance of hanging and shelving space. Power points, a ceiling light and a radiator are included.

### Bedroom Four

7' 11" x 9' 4" (2.41m x 2.85m)

The fourth bedroom features light grey painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

### Family Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

This modern and inviting room is finished with grey and marble effect panelled walls and grey laminate tile flooring. A rear facing window fills the space with natural light, further enhanced by sleek downlights. The white suite includes an electric-powered shower over a bathtub, for relaxation, and a built-in white gloss vanity unit with an integrated sink and back-to-wall toilet, offering both style and functionality. A chrome towel radiator, extractor fan and a mirrored medicine cabinet complete this well-appointed space, ensuring comfort and ventilation throughout.



### Garage

16' 6" x 7' 10" (5.03m x 2.39m)

The integrated garage is a highly functional space, featuring an electric up-and-over door for effortless access and a convenient wooden door connecting it directly to the house. This area also houses the solar panel controls and battery, ensuring easy management of the system. Additionally, the garage is equipped with power points and a ceiling light.

### Rear Garden

This exceptional west-facing garden offers a superb outdoor retreat, combining style and functionality. The area directly by the house is elegantly paved, while the upper section features low-maintenance artificial grass, bordered by sleek glass and steel fencing—perfect for al fresco dining or relaxing in the sun. Fully enclosed by fencing, the garden ensures privacy and includes two gates providing access to the front of the property. Thoughtfully designed lighting, including wall-mounted fixtures and soffit lights, enhances the ambiance and extends the usability of the space into the evening. A wooden shed equipped with power offers practical storage solutions. Great for entertaining guests or enjoying peaceful, private moments.

### Additional Items

All fitted floor coverings, kitchen items mentioned, blinds 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.

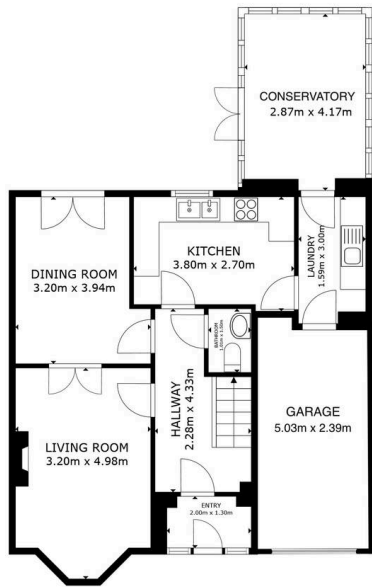
### OFFERS

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.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 67.4 m<sup>2</sup> FLOOR 2 60.6 m<sup>2</sup>  
 TOTAL : 128.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 67.4 m<sup>2</sup> FLOOR 2 60.6 m<sup>2</sup>  
 TOTAL : 128.0 m<sup>2</sup>

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**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.