



9 Northpark Place, Livingston

Offers Over £310,000



**RE/MAX**  
Estate





## 9 Northpark Place

Livingston, Livingston

Stunning detached 4-bed property in turnkey condition. En-suite master bedroom, modern kitchen, and luxury bathroom. Low-maintenance garden and ample parking. Close to amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Hall

7' 7" x 5' 9" (2.32m x 1.75m)

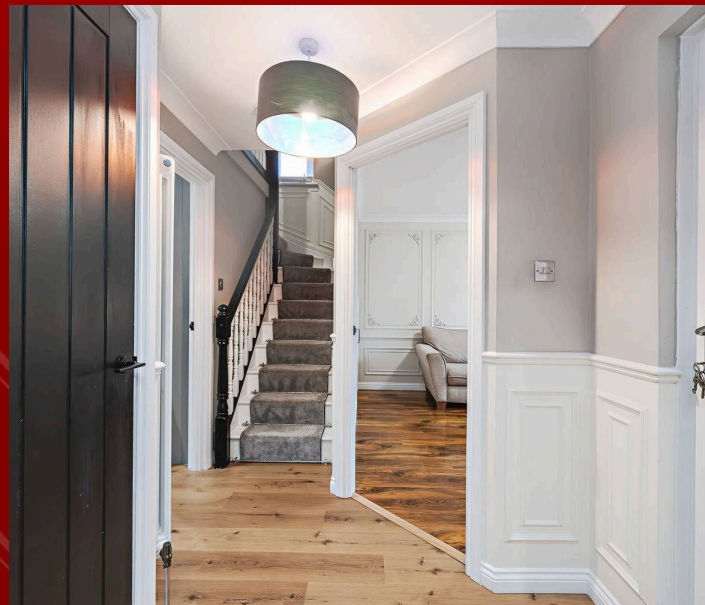
The entrance hall is exceptionally welcoming, accessed through a sleek PVC door and showcasing fresh décor with elegant wood panelling on the walls. This inviting hallway provides access to the lounge, kitchen/diner, cloakroom WC, and bedroom four, which is currently utilised as a playroom, as well as the upper level. The LVT flooring adds a touch of practicality and style, while the centre lighting completes the space with a warm and modern ambience.

### Lounge

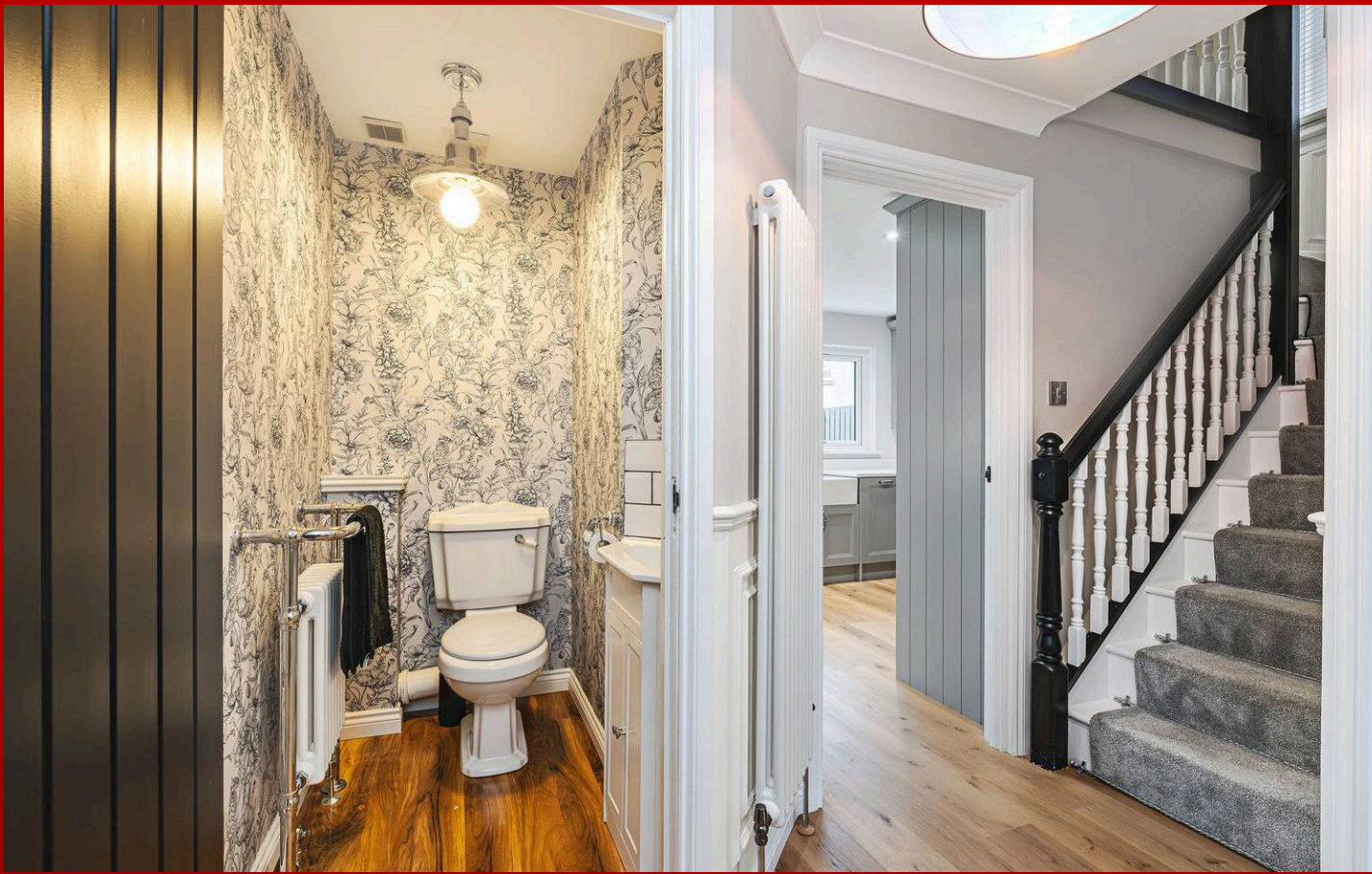
A beautifully spacious and newly decorated lounge boasts a large bay window at the front, flooding the room with natural light. The walnut flooring adds warmth and sophistication, complemented by feature centrepiece lighting that creates an inviting ambience. Under-stair storage cupboards provide practical solutions, while the feature wood panelling on the walls adds a stylish and contemporary finish to the space.

### Kitchen/Diner

This modern and stylish kitchen diner combines elegance with functionality, featuring sleek quartz worktops, premium AEG appliances, and ample storage. A double Belfast sink with a modern mixer tap, integrated dishwasher, double oven, microwave, gas hob, and extractor fan make it a chef's dream. The space is finished with splashback tiles, spotlight ceiling lighting, a vertical radiator, and durable Woodpecker LVT flooring. With room for a dining table, rear garden views, and French doors opening onto the garden, it offers seamless indoor-outdoor living and easy access to the utility room.







### **Cloakroom WC**

4' 11" x 4' 3" (1.51m x 1.29m)

Newly finished handy cloakroom WC boasts a stylish, modern design with all-new décor. It features a sleek heated towel rail, a neat corner sink with a mixer tap, and a contemporary WC. The warm walnut flooring adds a touch of elegance, complemented by a central light fitting that completes the space beautifully.

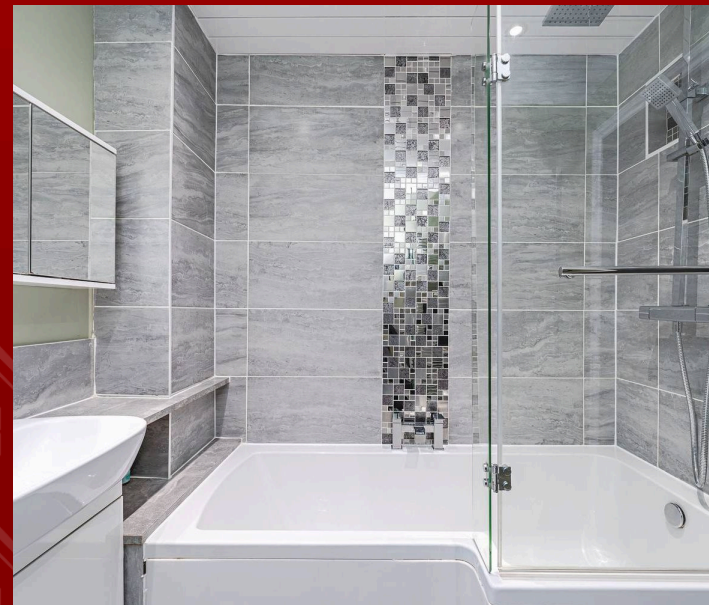
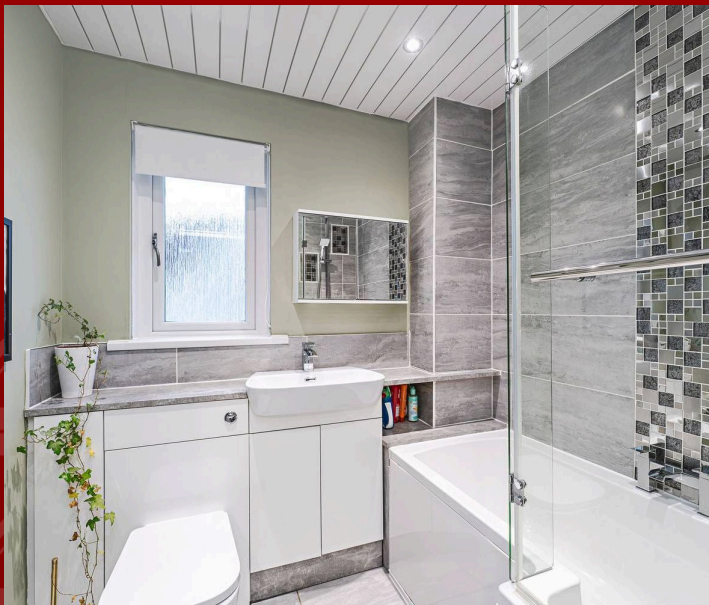
### **Stairs & Landing**

A beautiful and modern staircase and landing exude style and elegance, featuring thistle-chrome rods and a plush new carpet finish. The turn-style staircase is complemented by a side-view window that fills the space with natural light, while a modern vertical radiator adds both warmth and sophistication. Fresh décor and new wood panelling enhance the contemporary aesthetic. The landing provides access to all three bedrooms, the bathroom, and an attic space, completing this thoughtfully designed area.

### **Bathroom**

6' 10" x 6' 8" (2.08m x 2.03m)

A modern and stylish bathroom designed with both functionality and elegance in mind. It features a sleek vanity sink and WC with added storage, alongside a P-shaped bath with a glass screen and a mains-powered shower, complete with a luxurious rain head and a secondary handheld option. A built-in shelf within the shower area adds practicality, while additional feature shelving offers extra convenience. The room is beautifully finished with tiled flooring, a contemporary vertical chrome towel rail, and spot ceiling lighting, creating a bright and inviting space.







#### **Bedroom 1**

11' 1" x 8' 11" (3.38m x 2.72m)

The tastefully decorated master bedroom offers a bright and inviting atmosphere, enhanced by a front-facing window that allows natural light to flood the space. It features double fitted wardrobes along with two additional separate wardrobes, providing ample storage. The soft carpet flooring adds warmth and comfort, while the modern vertical radiator and central light fitting enhance the room's contemporary appeal. The bedroom also benefits from convenient access to the en-suite, making it a luxurious and functional retreat.

#### **Bedroom 2**

A fantastic-sized double bedroom boasting built-in double wardrobes for ample storage and a stylish design. The space features cosy carpet flooring, a modern vertical radiator, and elegant feature wood panelling on the walls, adding a contemporary touch. A central light fitting enhances the room's ambience, while the front-facing views provide a bright and welcoming atmosphere.

#### **Bedroom 3**

10' 0" x 6' 9" (3.04m x 2.07m)

Bedroom three, currently utilised as an office space, is a versatile and inviting room. It features cosy carpeted flooring and a central light fitting, creating a warm and well-lit atmosphere. The rear-facing window provides lovely views over the garden, making this a peaceful and inspiring space for work, relaxation, or sleep.

#### **Bedroom 4**

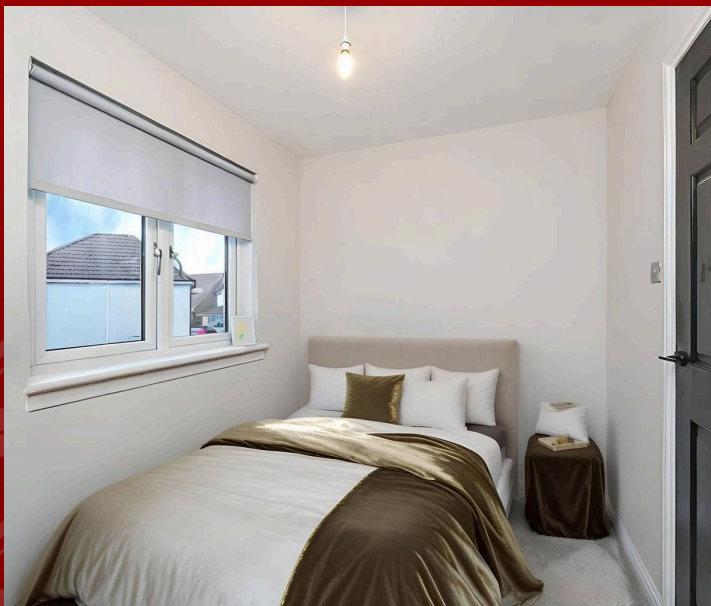
10' 8" x 8' 4" (3.24m x 2.54m)

This converted garage space is currently used as a playroom but offers ample size to function as a comfortable bedroom. It features a front-facing window with newly fitted blinds, a sleek modern column radiator, and spot ceiling lighting, creating a bright and contemporary feel. The chestnut LVT flooring adds a warm and durable finish, perfectly complementing the room's stylish design and versatility.

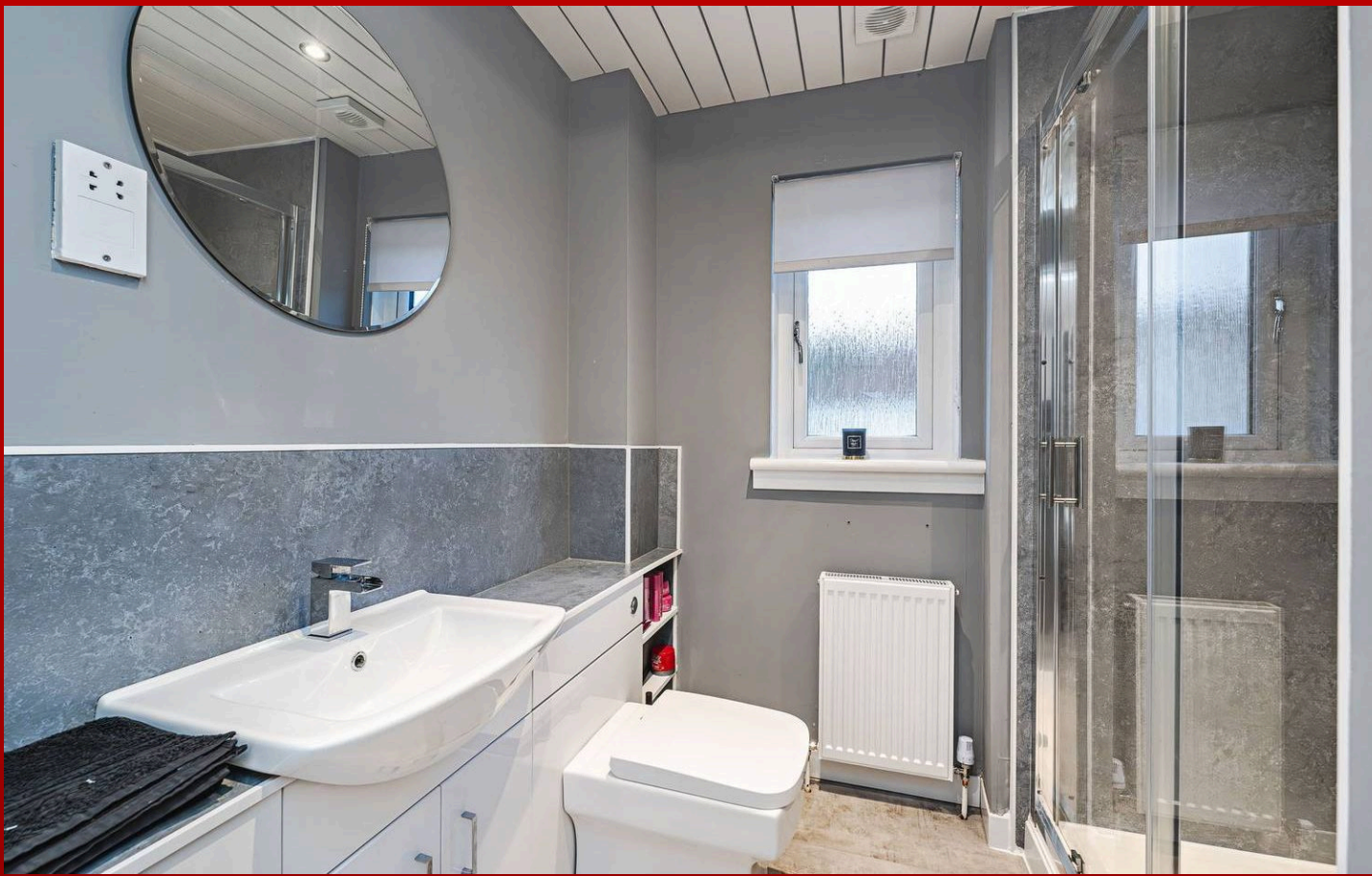
#### **En Suite**

7' 2" x 5' 11" (2.18m x 1.81m)

The tastefully decorated master bedroom is bright and inviting, with a front-facing window that allows







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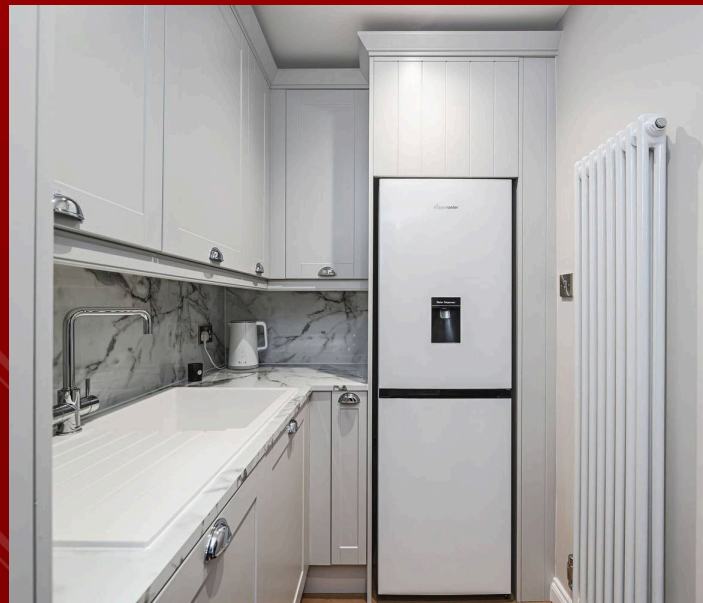
7' 2" x 5' 11" (2.18m x 1.81m)

The tastefully decorated master bedroom is bright and inviting, with a front-facing window that allows natural light to fill the space. It features double fitted wardrobes and two additional separate wardrobes, offering generous storage options. The soft carpet flooring adds warmth and comfort, while a modern vertical radiator and a central light fitting enhance its stylish, contemporary design. Convenient access to the en-suite completes this luxurious and functional retreat.

### **Utility Room**

8' 2" x 5' 3" (2.50m x 1.60m)

A handy utility room equipped with everything you need for laundry, featuring a composite sink with a mixer tap and sleek wet wall finishings. The space includes a modern vertical radiator, an integrated washing machine, and high-spec laminate worktops. Ample storage is provided by well-designed cupboards, ensuring both practicality and style.







## REAR GARDEN

The rear garden is truly fantastic, featuring a low-maintenance artificial lawn and a stunning Italian paving stone patio, perfect for relaxing or entertaining. Fully enclosed for privacy, it includes a convenient side gate for easy access. There's also a separate, neatly organised area for waste bins, keeping the space tidy and functional. With its impressive size and thoughtful design, this garden is an ideal outdoor retreat.

## DRIVEWAY

### 4 Parking Spaces

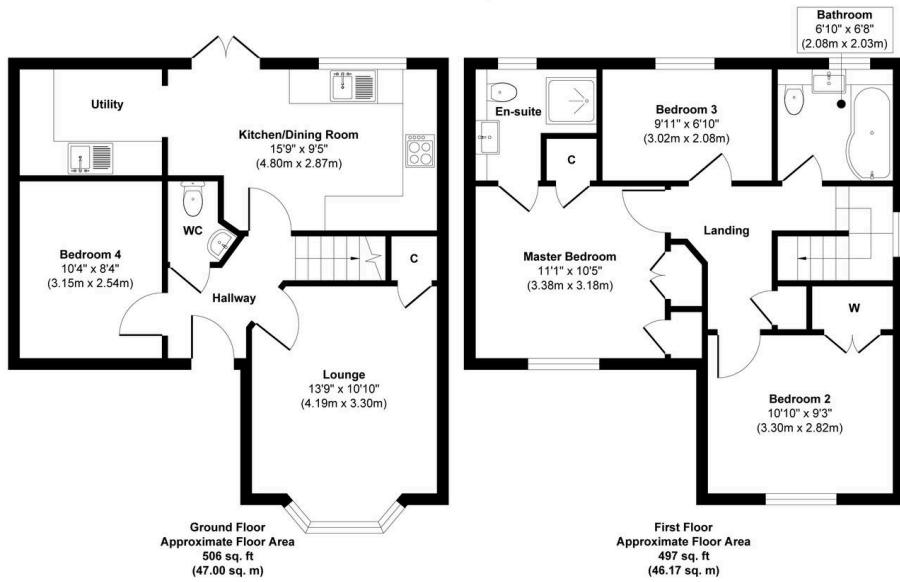
The property boasts a large tared driveway with attractive Monoblock paving, adding fantastic kerb appeal. This spacious drive easily accommodates four vehicles, making it both practical and visually appealing for homeowners and visitors alike.







9 Northpark Place Livingston, EH54 6TR



Approx. Gross Internal Floor Area 1003 sq. ft / 93.17 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+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</b>	
(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>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(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 Estates

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