





This wonderful home in Eliburn South is move in ready and perfect for couples or first-time buyers. Lorna MacDonald and RE/MAX Property are thrilled to present this charming two bedroom property, offering a fantastic opportunity to secure a wonderful home in a desirable location.

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 Garden

The inviting entrance is beautifully finished with decorative stones and a paved pathway that elegantly leads to the steps and front door. A paved driveway provides convenient off-street parking.

Entrance Hallway

The inviting hallway is accessed through a sleek, part-glazed upvc door, opening into a bright and modern space. Freshly painted white walls and elegant laminate flooring create a polished, contemporary feel. A built-in cupboard offers convenient storage, while additional open space beneath the stairs enhances functionality. Thoughtfully designed for both style and practicality, the hallway is complete with a ceiling light, smoke detector, power point, and radiator.

Lounge Diner

10' 3" x 8' 0" (3.13m x 2.44m)

This charming room is finished with neutral painted walls and laminate flooring, creating a warm and inviting ambiance. Two front facing and a rear facing window bathe the space in natural light, further complemented by two ceiling lights for added brightness. Comfort is ensured with two radiators, while a smoke detector and multiple power points complete the room.

Kitchen

8' 5" x 12' 1" (2.56m x 3.69m)

This thoughtfully designed kitchen seamlessly blends style and functionality. It boasts an array of sleek white wall and floor mounted units beautifully complemented by black work surfaces. The white walls, white, grey and black tile splashback, and black tile effect vinyl flooring create a cohesive, contemporary aesthetic. Fully equipped for convenience, the kitchen includes an under-counter oven, a four-ring electric hob, a built in extractor hood, and an integrated dishwasher, which will be included in the sale. There is also designated space for an under-counter washing machine, a tumble dryer, and a tall fridge freezer. The sink area comprises of a stainless steel sink with a drainer and mixer tap. Natural light floods the space through a rear facing window and half glazed upvc door, further enhanced by a ceiling light. Additional features such as power points and a heat detector ensure comfort, safety, and practicality.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls. Finishing touches include a ceiling light, a smoke detector, a power point, and an attic hatch for easy access to additional storage.

Primary Bedroom

8' 6" x 17' 1" (2.58m x 5.21m)

This charming room features mainly mint green painted walls, a papered wall and complemented by cosy carpet flooring. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. Two rear facing windows fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.





Bedroom Two

11' 9" x 10' 3" (3.59m x 3.12m)

This second double bedroom is tastefully finished with grey painted walls, a feature papered wall, and carpeted flooring, creating a warm and inviting ambiance. A front facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. Additional features include power points and a radiator.

Bathroom

5' 5" x 8' 10" (1.66m x 2.70m)

This neutral bathroom effortlessly combines cream tile effect vinyl flooring, a blue painted wall, and sleek white wet wall panels create a striking yet easy-to-maintain finish. A front facing window allows natural light to brighten the space, further enhanced by downlights for a warm and inviting ambiance. The well appointed suite includes a bath with an electric shower overhead, a pedestal sink, and a close coupled toilet, seamlessly blending functionality with modern design. Completing the space, a chrome towel radiator provides both warmth and comfort, making this bathroom a refined and relaxing retreat.

Rear Garden

This wonderful south facing rear garden offers a fantastic space to enjoy the outdoors. A paved area creates the perfect spot for seating and relaxation, seamlessly blending with a generous, lush lawn. Fully enclosed by fencing for privacy, the garden also features an outside tap and convenient rear gate for easy access. Whether you're unwinding in the fresh air or entertaining guests, this serene outdoor retreat serves as a perfect extension of your living space.

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.

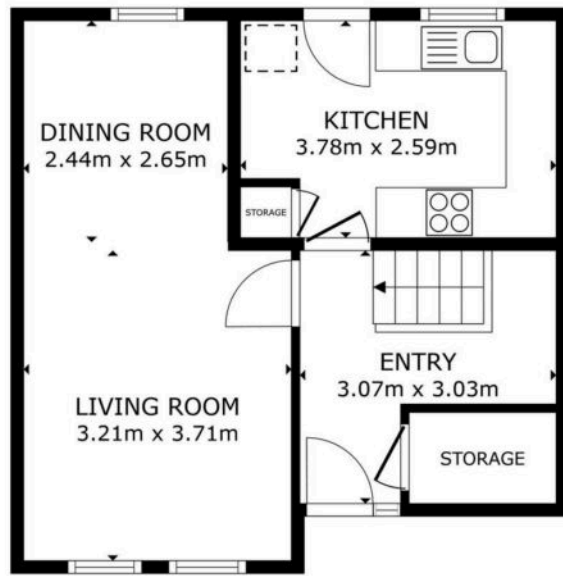
OFFERS

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.

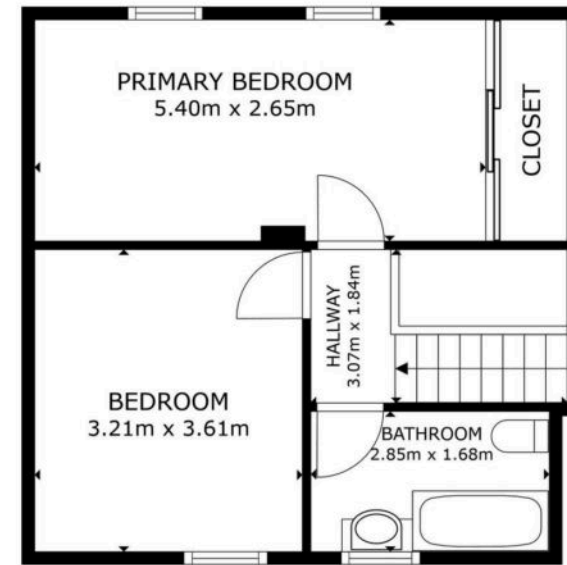




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 39.0 m² FLOOR 2 40.2 m²
TOTAL: 79.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 39.0 m² FLOOR 2 40.2 m²
TOTAL: 79.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.