



41 Caldercruix Crescent, Livingston

Offers Over **£375,000**



41 Caldercruix Crescent

Introducing 41 Caldercruix Crescent. Nestled within a sought-after, family-friendly neighbourhood, this stunning four-bedroom detached home offers an exceptional blend of modern style, comfort, and practicality — a true dream for families looking to settle into a forever home.

Step inside, and you're welcomed by a bright, airy hallway that flows effortlessly into the heart of the home — a showstopping open-plan kitchen and dining area. This space has been designed with both style and functionality in mind, boasting sleek, handleless charcoal cabinetry paired beautifully with pristine white granite worktops for a bold, contemporary finish. Integrated appliances maintain the clean lines of the design, while LED spotlights set into the kickboards add a subtle, ambient glow in the evenings. A central breakfast bar invites casual dining and morning coffee, while still leaving plenty of space for a large dining table — the perfect setup for family meals and entertaining guests. Natural light floods the room through expansive windows and patio doors, which lead directly to the south-east facing garden. Backing onto protected woodland, the garden offers a serene, leafy backdrop and ensures complete privacy year-round — a rare and tranquil luxury.

Conveniently located off the kitchen, a separate utility room keeps laundry and additional storage neatly tucked away, maintaining the sleek, uncluttered look of the main living space.

At the front of the property, the living room offers a cosy yet spacious retreat, where warm tones and natural light create an inviting, homely atmosphere. The stylish décor is complemented by a feature wall, making this the perfect spot to unwind and relax after a long day. Throughout the ground floor, warm wooden flooring runs seamlessly, adding both character and durability — ideal for the demands of busy family life.



Completing the ground floor is a handy downstairs WC, thoughtfully designed with neutral half-height tiling that blends practicality with a clean, modern finish, making it ideal for guests and everyday use alike. Upstairs, the home continues to impress with four beautifully appointed bedrooms. The primary suite is a true haven, easily accommodating a king-size bed. A striking navy feature wall brings warmth and sophistication to the space, creating a boutique hotel feel, while the luxury en-suite — fully tiled in a bold charcoal finish — offers a sleek, spa-like touch with modern fixtures and fittings.

Bedroom two is another standout room, spacious and bright, with built-in mirrored wardrobes providing excellent storage. This room also enjoys its own en-suite, finished in a fresh, light grey tile for a clean and contemporary look — perfect for teenagers, guests, or extended family seeking a little extra privacy.

Bedroom three is equally impressive, generously sized to accommodate a double bed while still leaving plenty of space for additional furnishings. Built-in mirrored wardrobes again provide a practical storage solution, blending seamlessly with the room's modern style.

Bedroom four is currently utilised as a home office, offering a quiet and inspiring workspace — a must-have for those embracing remote working. Alternatively, this versatile room could serve as a nursery, guest room, or hobby space, adapting effortlessly to your family's changing needs.

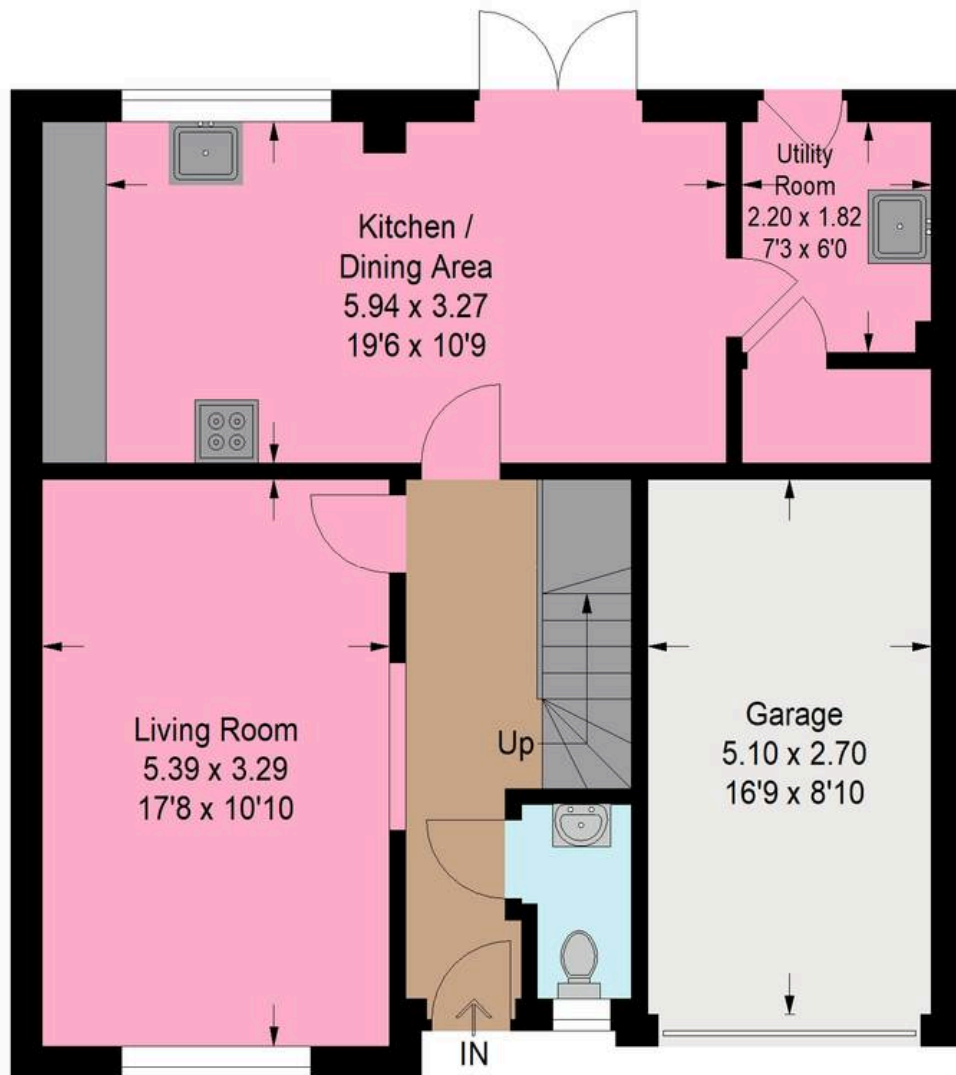


The family bathroom completes the upper floor with a pristine, modern finish. Stylish neutral tiling surrounds the space, which features a shower over bath — offering the best of both worlds, whether you're after a relaxing soak or a quick morning shower.

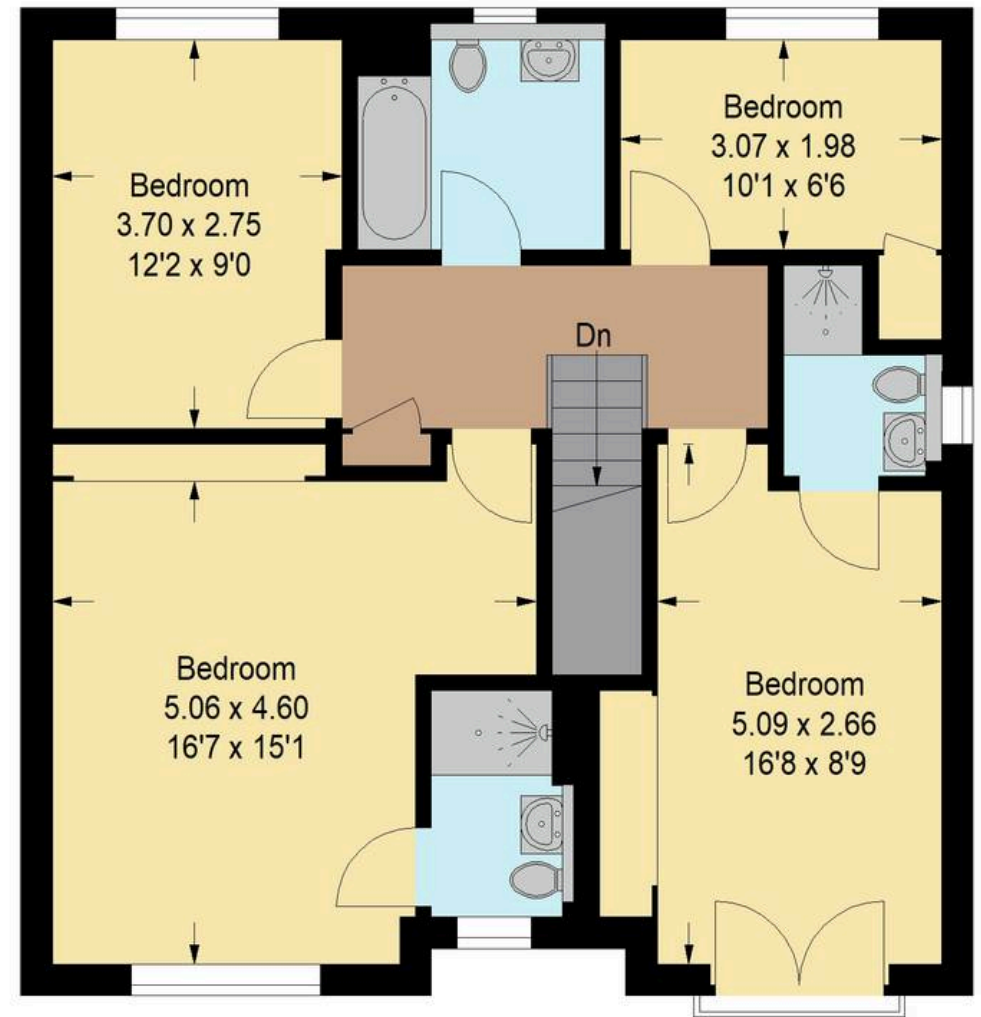
Situated in the heart of Livingston, 41 Caldercruix Crescent offers residents a harmonious blend of suburban tranquility and urban convenience. Families will appreciate the proximity to reputable educational institutions; Deans Primary School is just a short walk away from the property, and Deans Community High School is also nearby, located about 0.6 miles away.



Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 146.2 sq m / 1574 sq ft



Ground Floor



First Floor



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