







**\*Lovely Detached Bungalow!\***

Niall McCabe & RE/MAX Property are overjoyed to offer to the market this incredibly spacious and immaculately presented 3-bedroom detached bungalow which is located in the heart of Eliburn. 4 Sibbald Place graces the open market for the first time since it was built and is a truly beautiful property – lovingly cared for by the current family. Internal accommodation comprises; lounge/diner, conservatory, kitchen, 3 bedrooms, spacious shower room and a fabulous attic.

Sibbald Place is situated within the popular and highly sought after residential area of Eliburn, Livingston. Close by is Eliburn Park, country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities, including a doctors, pharmacy, dentist and supermarket, and is well served by bus services. Nursery, primary and secondary schools are also within easy reach from this property.

Tenure: Freehold

Council Tax Band: E

Factor Fee – N/A

The home report can be downloaded from our website.

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.



## Lounge

20' 8" x 11' 0" (6.31m x 3.36m)

A bright and spacious lounge/diner featuring a large front-facing window that floods the room with natural light. Boasting quality carpeting and generous floorspace, it's the perfect setting for relaxing or entertaining.

## Kitchen

13' 1" x 8' 0" (4.00m x 2.45m)

A stylish, well-equipped kitchen offering a great range of base and wall units, sleek worktops, and integrated appliances—perfectly blending form and function. From here you access the conservatory.

## Conservatory

11' 1" x 8' 4" (3.37m x 2.54m)

A lovely conservatory providing a fantastic reception space, peacefully overlooking the gardens—perfect for relaxing in style all year round.

## Bedroom 1

11' 9" x 11' 0" (3.58m x 3.36m)

A generously sized main bedroom featuring fitted storage, soft carpeting, and a large window that fills the room with natural light.





**Bedroom 2**

10' 9" x 8' 0" (3.28m x 2.45m)

A good-sized second bedroom with ample space, fitted carpet, and a large window bringing in plenty of natural light.

**Bedroom 3**

9' 4" x 8' 0" (2.84m x 2.45m)

A spacious third bedroom offering flexible use—ideal as a guest room, home office, or nursery—with fitted carpet and plenty of natural light.

**Shower Room**

8' 0" x 5' 3" (2.43m x 1.59m)

A lovely 3-piece shower room featuring a large corner enclosure, wash basin, W.C., tiled walls, and a glazed window for natural light and ventilation.

**Exterior**

The property sits on an impressive and well-presented plot – there are large lawns, mature planting set amongst a fantastic sized private driveway that leads to a detached garage – ideal for storage. The rear is equally as peaceful with its sunny patio and optimum privacy.





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 85.8 m<sup>2</sup>  
TOTAL: 85.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

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