





This beautifully presented semi-detached bungalow in the sought-after Eliburn area of Livingston offers a perfect blend of comfort, style, and functionality. The property features a bright reception room with newly fitted carpet, spacious cloaks closet, radiator, and a large window with PVC door.

The living room boasts a premium carpet, light fixture, radiator, multiple power outlets, and a large window overlooking the landscaped front garden.

The modern kitchen is fitted with white cabinets, light worktops, tiled splashbacks, ample storage including a handy pantry cupboard, laminate flooring, radiator, power outlets, and direct access to the rear garden.

There are two inviting bedrooms with built-in wardrobes. The second bedroom provides direct access to the conservatory, which enjoys laminate flooring, light fixture, power outlets, and south-facing views over the large, beautifully landscaped garden.

The fully tiled three-piece bathroom comprises a shower, WC, washbasin, towel radiator, and a privacy glass window, all finished in a neutral scheme.

Additional features include radiators throughout, multiple power outlets, and abundant natural light across all rooms.

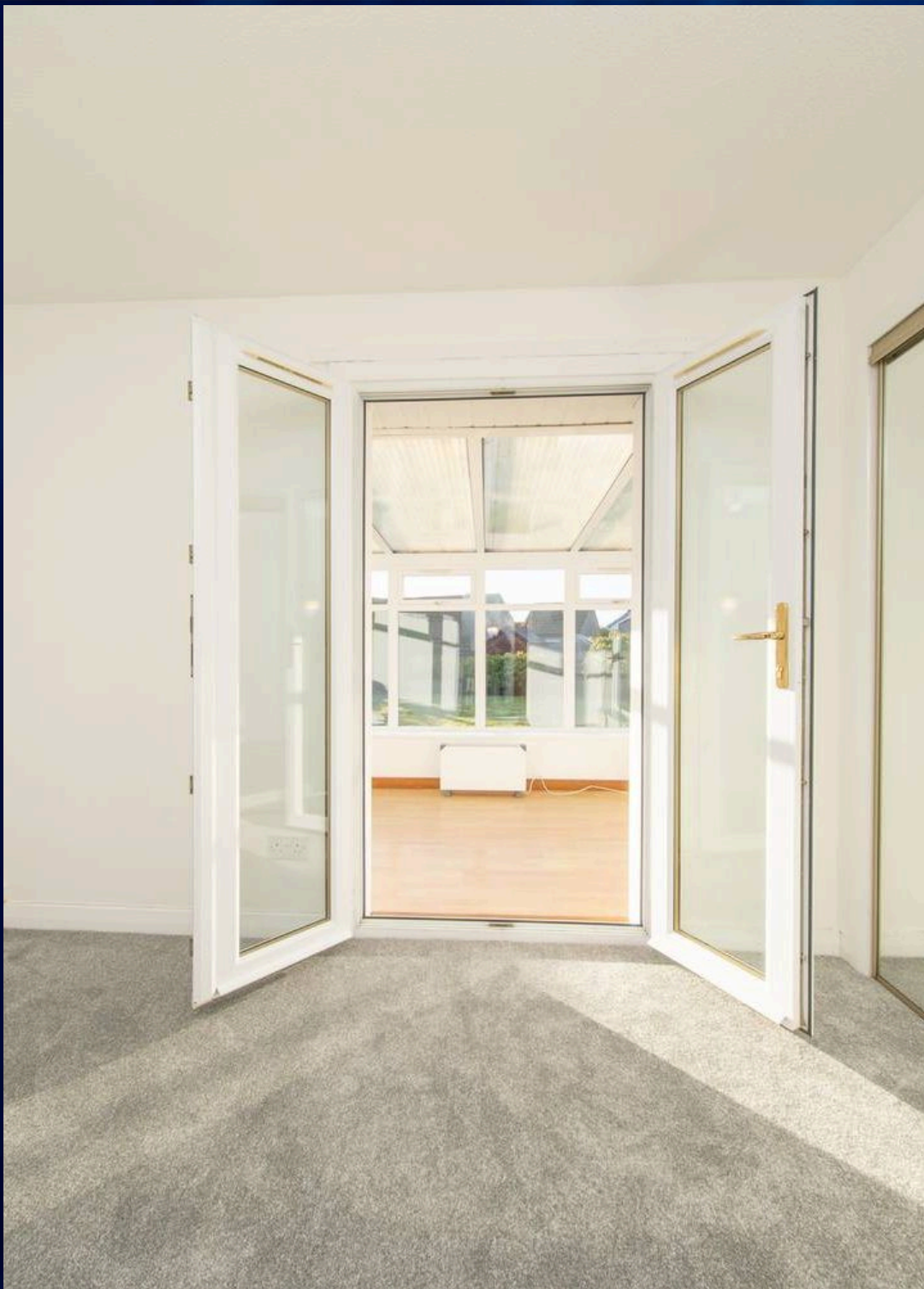
Situated in a prime Livingston location, this property is close to local amenities, schools, and transport links, making it ideal for families or downsizers. For further information or to arrange a viewing, contact Magda Hawkins from REMAX today.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Situated in the highly desirable Eliburn area of Livingston, this property offers an ideal balance of convenience and community. Residents benefit from being within walking distance of local shops, cafés, and essential amenities, making everyday living effortless. The location provides excellent transport links, including Livingston North train station, offering direct services to Edinburgh and Glasgow, and easy access to the M8 motorway for commuters. Eliburn is also known for its green spaces and recreational facilities, including Eliburn Park and nearby cycle paths, perfect for outdoor activities. Local schools, sports clubs, and community facilities are all within easy reach, making this an attractive location for families and professionals alike. With a friendly neighbourhood and a strong sense of community, 23 Thurston Place offers both comfort and connectivity in one of Livingston's most sought-after areas.

Reception

4' 9" x 4' 5" (1.46m x 1.34m)

A bright reception room with spacious cloaks closet offers welcoming and functional first impression. It features a newly fitted carpet, a light fixture, and a wall-mounted radiator providing comfortable warmth. The room benefits from a large window that allows in plenty of natural light, along with a PVC door providing convenient access and durability.

Living Room

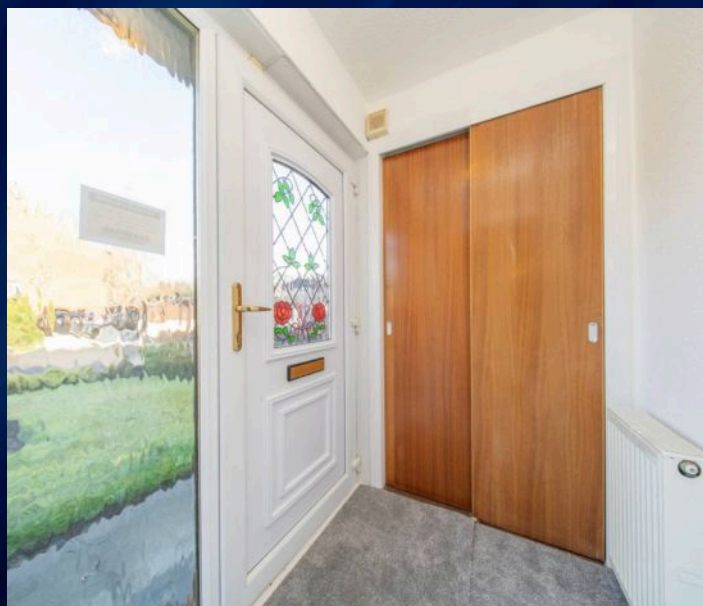
16' 5" x 10' 6" (5.01m x 3.19m)

The living room is a well-proportioned and comfortable space, enhanced by a large window overlooking the beautifully landscaped front garden, allowing for an abundance of natural light. The room is finished with a newly fitted premium carpet and complemented by a light fixture. A wall-mounted radiator ensures year-round comfort, while multiple power outlets provide practicality for modern living and flexible furniture arrangements.

Kitchen

11' 2" x 7' 9" (3.40m x 2.35m)

The kitchen is a bright and functional space, offering ample storage throughout, including a useful storage cupboard that can be utilised as a pantry. It is fitted with white cabinetry complemented by light-coloured worktops and tiled splashbacks, creating a clean and contemporary finish. The room features a modern light fixture, multiple power outlets, and a wall-mounted radiator for comfort. Durable vinyl flooring runs throughout, while a large window provides excellent natural light. Direct access to the rear garden adds further convenience, making this kitchen ideal for everyday living and entertaining.



Master Bedroom

10' 10" x 8' 7" (3.29m x 2.61m)

The double bedroom is a well-sized and comfortable room, finished with a newly fitted premium carpet. It includes a single built-in wardrobe providing practical storage, along with a window that allows in natural light. Additional features include a wall-mounted radiator, multiple power outlets, and a central light fixture, making the room both functional and inviting.

Second Bedroom

10' 10" x 8' 7" (3.29m x 2.61m)

The second bedroom is a spacious and well-appointed room, featuring a newly fitted premium carpet that enhances comfort and presentation. It benefits from a built-in double wardrobe with mirrored doors, offering excellent storage while maximising light and space. The room is fitted with a wall-mounted radiator, multiple power outlets, and a modern light fixture. Double glazed French doors provide direct access to the conservatory, creating a seamless connection to the adjoining living space and allowing for additional natural light.

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

The fully tiled three-piece bathroom offers a modern and practical space, complete with a shower, washbasin, and WC. A towel radiator provides added comfort and convenience, while a window with privacy glass ensures natural light without compromising privacy. The room is finished in a neutral colour scheme, creating a clean and contemporary atmosphere suitable for all tastes.

Conservatory

9' 7" x 8' 11" (2.92m x 2.71m)

The conservatory is a bright and versatile space, featuring durable laminate flooring, a modern wall lighting, and multiple power outlets for convenience. It offers expansive views over the beautifully landscaped, large, south-facing garden, allowing plenty of natural light to flood the room and creating an ideal spot for relaxation or entertaining.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 56 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Remax Property, Remax House – EH54 6TS

01506
418555

• mhawkins@remax-
scotland.homes

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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.

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