





This wonderful house is on a unique plot with privacy and space, whilst also being close to local amenities. With modern finishes throughout, this property has off-road parking for several cars or leisure vehicles and is ideal for many needs.

Livingston Village boasts nearby Eliburn Park, riverside and 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 and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Front Garden, Garage and Parking

The welcoming approach has an asphalt driveway with space for several cars or leisure vehicles. A pathway leads to the front door and round to the rear. Turfed areas with some planting create an open frontage, plus a bespoke sandstone wall feature. The garage, 5.150m x 2.495m (16'10" x 08'02"), has power and lighting plus an electric roll up door and an internal door leading into the kitchen.

Entrance Hallway

The inviting entrance features attractive slate flooring and a recently installed cast iron radiator (approx. 2 years old), providing both character and warmth. A ceiling-mounted light and smoke detector are in place, with a wooden front door incorporating a patterned glazed panel allowing natural light into this area plus a side window further enhancing the natural brightness. Additional features include under-stair storage, alarm control panel, thermostat, power points and a doorbell speaker, making this a practical and well-equipped first impression of the home.

Lounge

4.983m x 3.997m (13'01" x 16'04") The generously proportioned lounge features solid oak flooring and a striking Portuguese limestone fireplace (2024), creating an attractive focal point. The room is finished with contemporary grey painted walls and wall-mounted picture light fittings, enhancing the overall ambience. A large bay window to the front of the property allows in natural light, while two wall-mounted radiators provide efficient heating. Additional features include multiple power points, television aerial socket and telephone socket, making this a comfortable and practical living space.

Dining Room

2.762m x 2.766m (13'01" x 09'00")

The charming room is accessed through double doors from the lounge or from the kitchen. The solid oak flooring continues and is decorated with crisp white painted walls, creating a bright and versatile space. A ceiling-mounted light fitting provides ample illumination, while a wall-mounted radiator ensures comfort. The room also benefits from multiple power points and offers excellent flexibility for family dining or entertaining, with good natural light flowing through from the adjoining areas.

Sun Room

4.989m x 3.259m (16'04" x 10'08")

This lovely room has been designed for year-round usage and features a tiled floor with a modern double-glazed door with reinforced locks. Finished with white painted walls and ceiling-mounted downlights, with three wall-mounted radiators providing heating. Multiple windows overlook the rear garden, allowing excellent natural light throughout the space.



Breakfasting Kitchen

5.435m x 2.624m (17'10" x 08'07")

The modern fitted kitchen was recently installed (2019) and is finished with white fronted units, granite worktops, matching splashbacks and tiled flooring. A comprehensive range of integrated appliances includes a five-ring gas hob with stainless steel extractor above, built-in eye-level double oven, a washing machine and an integrated upright fridge freezer. The space is enhanced by ceiling-mounted downlights and under cupboard LED lights, providing excellent illumination, and benefits from an internal door giving direct access to the garage, adding further practicality. A modern vertical radiator and several power points complete this room.

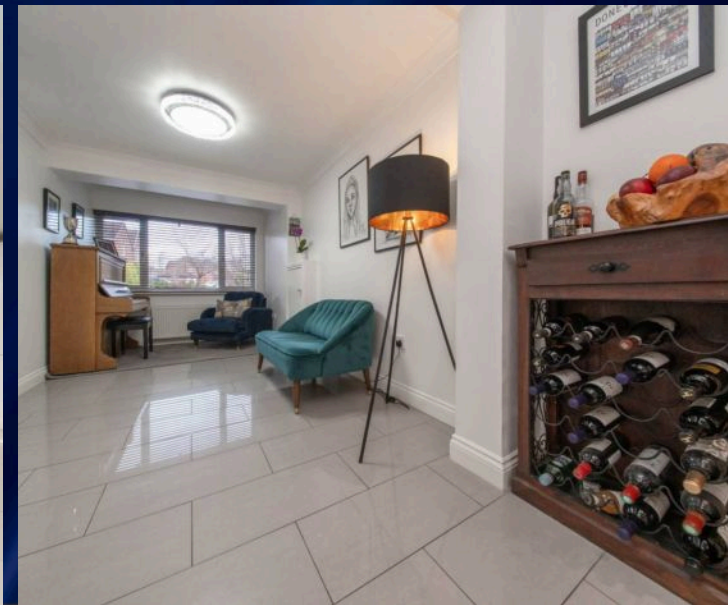
Family Room

4.730m x 2.458m (15'06" x 08'00")

This versatile room is decorated with the same tiled flooring from the kitchen and is finished with white painted walls, complemented by a feature wallpaper strip. Lighting is provided by a ceiling-mounted light fitting, with heating from a wall mounted radiator. The space offers excellent flexibility and could be used as a dining room, playroom, additional lounge or general family space, depending on requirements.

Living Level Toilet

1.199m x 1.673m (03'11" x 05'05") This contemporary room (upgraded 2021) is finished with a modern vanity unit incorporating a recessed basin, complemented by a tiled splashback. The room features blue-toned painted walls, ceiling-mounted downlights and a slate tiled floor. A glazed window to the rear provides natural light and ventilation, completing this well-presented facility.



Stairs and Landing

The staircase and upper landing feature carpeted stairs and a modern oak and glass balustrade (2022). The area is finished with contemporary striped wallpaper in silver and white tones, creating a bright and stylish transition between floors. The landing provides access to the upper-level accommodation and benefits from good natural light.

Main Bedroom

3.953m x 3.663m (12'11" x 12'00")

A generously sized principal bedroom featuring oak flooring and predominantly white décor, enhanced by a decorative floral feature wall. A bay window to the front elevation provides good natural light. The room also benefits from two built-in double wardrobes offering excellent storage, along with a radiator, power points and a ceiling-mounted pendant light.

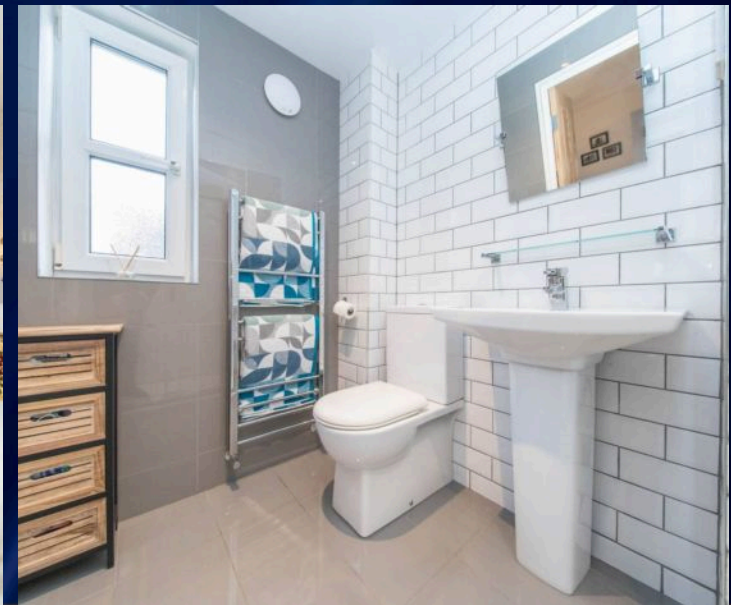
En-Suite Shower Room

2.290m x 1.521m (07'06" x 04'11")

This recently upgraded room (2021) room is finished with modern tiling to the walls and complemented by tiled flooring. The room comprises a pedestal wash hand basin, a close coupled toilet, a walk in double shower with stone shower tray, plus a chrome ladder-style towel radiator providing heating. Additional features include a glazed window to the side of the property, ceiling-mounted downlight, extractor fan, shaver socket and an anti-mould ceiling panel, creating a bright, practical and well-ventilated bathroom space.

Second Bedroom

3.836m x 2.832m (12'07" x 09'03")



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3.836m x 2.832m (12'07" x 09'03")

This well-proportioned room is finished with white painted walls and oak flooring, with a patterned feature wallpaper adding character. Lighting is provided by a ceiling-mounted pendant light along with a window overlooking the rear garden. Also benefitting from a built-in wardrobe, a wall-mounted radiator and power points.

Family Shower Room

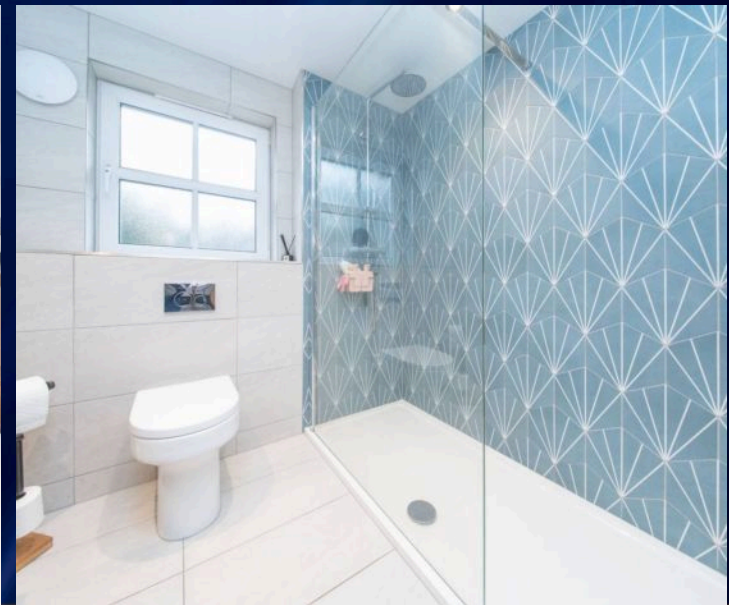
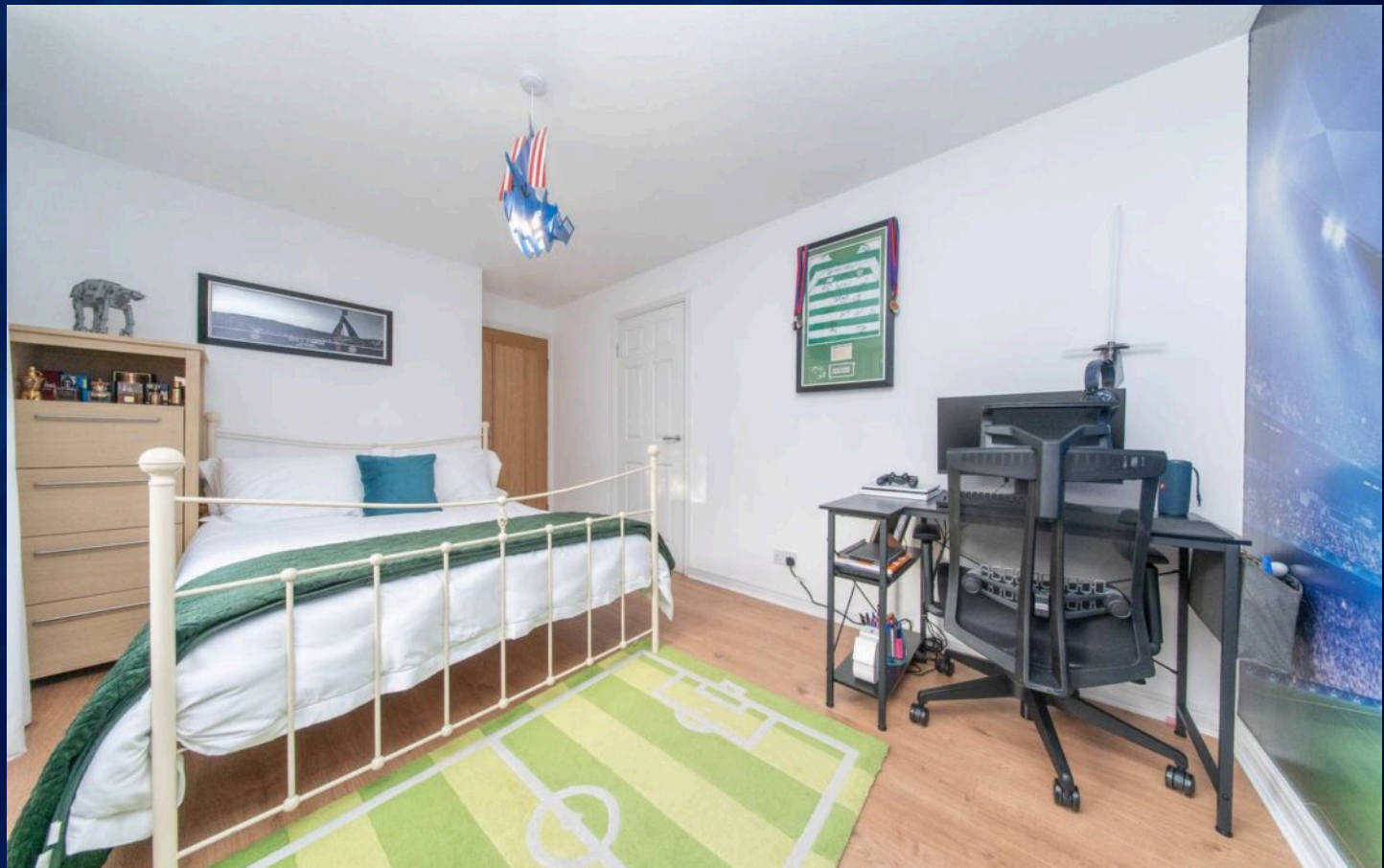
2.282m x 1.659m (07'05" x 05'05")

This modern room (2021) is finished with neutral tiling to the walls and floor and a designer tile in the shower enclosure. The suite comprises a walk-in double shower, with stone shower tray, plus a plumbed-in chrome shower fitting, along with a back-to-wall toilet and an inset sink with storage. Additional features include a glazed window overlooking the rear garden, chrome towel radiator, an illuminated mirror with integrated backlighting, extractor fan, ceiling-mounted downlights and a panelled anti-mould ceiling, creating a modern and practical family bathroom.

Third Bedroom

3.207m x 2.698m (10'06" x 08'10")

This pleasant room is finished with oak flooring and white painted walls, complemented by a bird-patterned feature wallpaper. Natural light is provided by a window overlooking the front of the property, with additional lighting from a ceiling-mounted pendant light. The room further benefits from a built-in double wardrobe, a wall-mounted radiator and power points.



Rear and Side Garden

The superb south-facing garden enjoys a high degree of privacy and has been thoughtfully landscaped. A small patio sits directly outside the sunroom, complemented by a gravelled seating area ideal for a table and chairs, along with a neatly turfed section with artificial grass. Planting has been kept deliberately low maintenance to maximise the outlook towards the surrounding woodland. The garden is fully enclosed with full-height fencing, and a sandstone pathway provides pedestrian access around both sides of the property.

Additional Items

Tenure: Freehold. Council Tax Band: F. Fator Fee: £237 per annum. Solid oak internal doors (2020). Planning permission and building warrant granted 2024 for an attic conversion above the garage featuring double doors with a Juliet balcony overlooking the rear garden, with access via a spiral staircase from the garage. All fitted floor coverings, all window blinds and the integrated kitchen appliances mentioned 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

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 94.1 m² FLOOR 2 68.8 m²
TOTAL: 162.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 94.1 m² FLOOR 2 68.8 m²
TOTAL: 162.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX 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. Covered by Consumer Protection from Unfair Trading Regulations 2008.