





Derrick Mooney & RE/MAX Property are delighted to welcome you to a stunning 4-bedroom self-build detached property, this residence offers a blend of style, space, and practicality, making it an ideal choice for discerning buyers seeking a modern living experience. Entering the home, one is greeted by a spacious and inviting atmosphere which sets the tone. The large kitchen, diner, and lounge area provide the perfect setting for both every-day living and entertaining. The seamless flow between these spaces ensures that every corner of the home is utilised efficiently, creating an environment that is both functional and aesthetically pleasing.

Situated on a beautiful plot with extensive land, this property offers ample outdoor space for a variety of activities. The multi-vehicle driveway provides convenient off-street parking, making it easy for residents and guests to come and go as they please.

Perfectly positioned for the commuter, this property provides easy access to major roadways, public transportation, and other essential amenities. The sought-after location ensures that residents can enjoy the convenience of urban living while still being surrounded by the tranquillity of their own private area.

Council Tax band: TBD

Tenure: Freehold

Haining Place is an incredibly popular residential area of Eliburn which boasts Eliburn Park, country walks and cycle paths, road links and a main line train station close to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services. 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 to local retailers as well as The Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools.

Lounge

18' 9" x 10' 11" (5.71m x 3.34m)

This generous lounge offers a bright and welcoming living space, decorated in neutral tones to suit any style of furnishings. Attractive wooden flooring adds warmth and character, while large patio doors open directly onto the rear garden, flooding the room with natural light and creating a seamless indoor-outdoor flow — perfect for relaxing or entertaining.

Kitchen/Diner Second Reception Room

18' 6" x 17' 9" (5.63m x 5.42m)

The former internal garage has been transformed into a spacious open-plan lounge, kitchen, and dining area with wooden flooring and neutral décor throughout. The room feels bright and airy, featuring a modern fitted kitchen, ample living space, and smooth flow between zones. Patio doors open to the large rear garden, while a front door provides direct access from outside, creating a stylish and functional addition to the home.

Utility Room

9' 6" x 9' 0" (2.90m x 2.74m)

A spacious utility room offering ample wall and base units for excellent storage, a practical sink area, a picture window with lovely views over the rear garden, and a rear door providing direct access to the large outdoor space.

Double Bedroom

9' 1" x 8' 8" (2.76m x 2.63m)

The convenient downstairs double bedroom with neutral décor, featuring a large front-facing window that fills the room with natural light. Finished in soft tones with space for furniture, creating a bright and welcoming atmosphere..

Primary Bedroom

12' 6" x 10' 0" (3.82m x 3.06m)

Spacious well-presented primary bedroom featuring triple sliding mirrored wardrobes leading to the en-suite, soft carpet underfoot, a front-facing window offering ample natural light, and tasteful neutral décor.

En-Suite

9' 1" x 5' 9" (2.78m x 1.76m)

The handy en-suite comprising of toilet, basins, shower with enclosure, tiled flooring, white towel radiator and an



Level Living Toilet

6' 6" x 2' 7" (1.98m x 0.80m)

The convenient downstairs level living toilet comprising of toilet, basin with mixer tap, wooden flooring and neutral decor.

Primary Bedroom

12' 6" x 10' 0" (3.82m x 3.06m)

Spacious well-presented primary bedroom featuring triple sliding mirrored wardrobes leading to the en-suite, soft carpet underfoot, a front-facing window offering ample natural light, and tasteful neutral décor.

En-Suite

9' 1" x 5' 9" (2.78m x 1.76m)

The handy en-suite comprising of toilet, basins, shower with enclosure, tiled flooring, white towel radiator and an opaque window.

Double Bedroom

9' 4" x 8' 5" (2.84m x 2.56m)

Double bedroom comprising of a soft plush carpet, neutral decor, double mirrored wardrobe and window overlooking the beautiful rear garden.

Family Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Modern family bathroom with partial tiled walls and floor, bath with overhead shower, basin with vanity unit and contemporary fittings throughout.

Double Bedroom

9' 4" x 8' 5" (2.84m x 2.56m)

Spacious double bedroom with laminate flooring, sliding mirrored wardrobe doors, and a rear-facing window overlooking the large fully enclosed garden.





RE/MAX Property

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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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