



## 5 Lyefield Place

Eliburn, Livingston, EH54 6TL

Offers over £270,000



Enjoying a peaceful cul-de-sac setting in this sought after area of Livingston, this 3 bedroom detached bungalow poses a wonderful choice for buyers at varying stages of their property journey. Quietly tucked within Lyefield Place in the popular Eliburn area of the town, this property is brought to the market for the very first time. Eliburn is an ideal place to call home, blending easy access to schools and amenities with surrounding parklands and scenic walking routes that link throughout the area. Nearby Livingston North train station can be found in short walking distance, perfectly assisting those commuting for work or looking to enjoy days or nights out in Edinburgh which can be reached in around 20 minutes. A retail parade nearby includes Co-op mini-market and food outlet to offer everyday convenience.





## Description

The property itself is a well-proportioned home that is ideally suited to buyers in search of one level living. Three bedrooms offer space for a family or to cater for home working arrangements, with good fitted storage space found to the 2 larger bedrooms. A spacious main living room offers comfortable space to relax and unwind, whilst the large hallway was previously utilised as a dining area but serves a multi-purpose depending on the the incoming new owners needs. A fitted galley kitchen is equipped with a range of storage cabinets and appliances, with an adjacent utility room perfectly meeting daily laundry requirements. An internal door to the garage provides additional storage and parking, or could be converted to further enhance the accommodation if deisred. The bathroom comprises a 4 piece suite, with mixer shower installed within a separate enclosure. Gas central heating and double glazing offer further practical comfort, with the property sale featuring no onward chain. Externally the plot offers garden grounds on all sides, with a tranquil south-east facing side garden a wonderful space to enjoy the sunny weather. A summer-house provides scope for an area to work from, or simply a further space to enjoy the peaceful surroundings.

## Location

Eliburn can be found close to the centre of Livingston and is ideally located for access to the wide array of amenities on offer within the town. A train station at nearby Livingston North provides excellent links to Edinburgh and Glasgow, whilst an M8 connection is easily accessible within a short drive. Schooling from primary to secondary level can be found in the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Eliburn is also within easy reach of St. Johns Hospital.

Hallway 15'10" x 9'5" (4.85m x 2.88m)

Living Room 13'8" x 12'10" (4.19m x 3.92m)

Kitchen 12'0" x 7'6" (3.66m x 2.29m)

Utility 9'10" x 4'11" (3.02m x 1.52m)

Dining Area 10'9" x 8'5" (3.30m x 2.57m)

Bedroom 1 11'3" x 9'6" (3.45m x 2.90m)

Bedroom 2 9'6" x 8'2" (2.91m x 2.50m)

Bedroom 3 9'6" x 8'4" (2.91m x 2.55m)

Bathroom 6'6" x 5'6" (1.99m x 1.70m)

Garage 16'9" x 9'10" (5.12m x 3.00m)

## Key Info

Home Report Valuation: £275,000

Total Floor Area: 80m<sup>2</sup> (860 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 per year

EPC: C

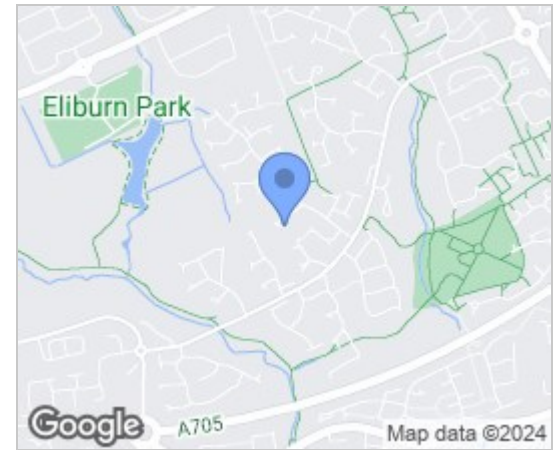
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## Area Map



## Floor Plans



## Energy Efficiency Graph

