



22 Butlers Place

Eliburn, Livingston, EH54 6TD

Fixed Price £245,000



NEW FIXED PRICE - £25K UNDER HR VALUE Enjoying a quiet cul-de-sac setting in the much sought after Eliburn area of Livingston, this impressive 3 bedroom detached property is an ideal choice for a growing family or empty nesters who are looking to rightsize their living arrangements. Butlers Place is a seldom available residential location that offers a peaceful base for buyers who wish to still remain close to everyday amenities, transport links and schooling. Popular Peel Primary can be found in short walking distance, with a train station at Livingston North similarly found on foot within 15 minutes, perfectly assisting commuting professionals who are looking to travel to Edinburgh or Glasgow. Young families are also sure to enjoy nearby Eliburn Park and Reservoir, with good walking routes linking through the surrounding areas of the town.



Description

Situated at the head of the cul-de-sac, the property is offered in turn-key condition throughout and has been tastefully upgraded by the current owner. The good sized main living room enjoys the addition of a media wall, offering a contemporary feature to enjoy everyday relaxation or family movie nights on the sofa. Fully renewed in the recent past, the stylish dining kitchen is equipped with a range of sleek storage cabinets and integrated appliances, with sliding patio doors leading out to the rear. On the upper level are the 3 well proportioned bedrooms, perfectly catering for family or home working arrangements with great storage options available across the 3 rooms. The impressive family bathroom comprises a modern 3 piece suite with a rainfall mixer shower installed above the bathtub. A further WC on the ground floor provides everyday convenience. Gas central heating and double glazing are supplied throughout, with the combi boiler fitted in 2019 and serviced on an annual basis. Externally the property enjoys a driveway and garage to the side, providing ample off-street parking options. The enclosed rear garden enjoys a slabbed patio and lawn, whilst a children’s playhouse and timber shed offer good outside storage and fun for all the family to enjoy.

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.

Living Room 14'1" x 12'1" (4.30m x 3.70m)

Kitchen 10'2" x 8'6" (3.10m x 2.60m)

Dining Room 10'5" x 10'2" (3.20m x 3.10m)

WC 6'6" x 3'3" (2.00m x 1.00m)

Bedroom 1 10'5" x 9'2" (3.20m x 2.80m)

Bedroom 2 9'6" x 7'10" (2.90m x 2.40m)

Bedroom 3 8'6" x 6'6" (2.60m x 2.00m)

Bathroom 10'5" x 9'2" (3.20m x 2.80m)

Garage 15'5" x 8'6" (4.70m x 2.60m)

Key Info

Home Report Valuation: £270,000

Total Floor Area: 67m2 (725 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 per year

EPC: C

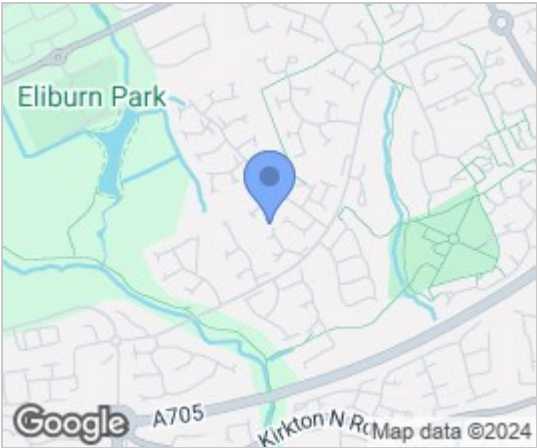
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Area Map



Floor Plans



Energy Efficiency Graph

