

Approximate total area[®]
524 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



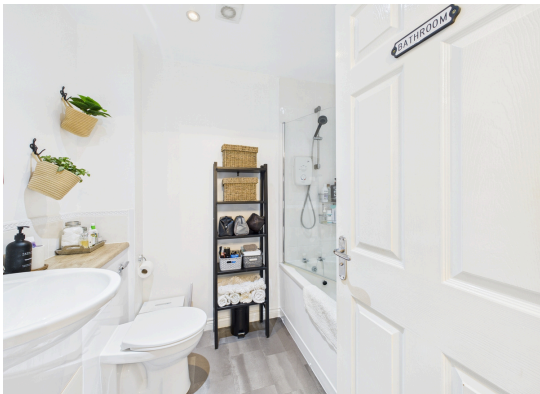
Description

This charming 2 bedroom upper flat is in pristine, move-in condition, perfectly blending comfort and convenience. Located in Eliburn, it features a spacious, bright layout with a welcoming living room, contemporary kitchen, and stylish bathroom. Enjoy easy access to local amenities, schools, transport, and Eliburn Park's scenic walks. Ideal for professionals or young families.

The property comprises of:

- Entrance Hall
- Modern lounge/diner with feature wall
- Fully fitted kitchen
- Family bathroom with shower over bath
- Two double bedrooms with fitted wardrobes
- Ample Storage space
- Allocated parking
- Main door entry

Viewings by appointment please call Gibson Estate Agents



Location

Eliburn can be found north of Livingston town centre, and has a wide variety of amenities within the local neighbourhood. These include Peel and St. John Ogilvie Primary Schools. Deans Community High School and St. Margaret's Academy also serve the catchment, as well as the local nurseries. At the nearby Carmondean Centre, there is a library, Morrison's Supermarket, Medical Centre R.S.McColl and Pharmacy included in the facilities. The location is well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station, which lies on the Bathgate to Edinburgh and Glasgow line, is within walking distance. For your leisure, Deer Park Country Club and Golf Course is just a 5 minute drive away and there are pleasant walks including Eliburn Park which has a beautiful loch/reservoir to walk around in all seasons. The well renowned Livingston Inn is also within walking distance. Livingston itself provides a wealth of shops from High Street favourites to local retailers, housed in The Centre and Livingston Designer Outlet Centre, with Multiplex Cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Eliburn is also within easy reach of St. Johns Hospital, The Civic Centre, Howden Park Centre.

