






Cornfield Place  
Elinburn, Livingston  
EH54 6TE

3   
3   
2 

## Offers Over £265000

This attractive 3 bedroom Modern Detached Villa is situated in a quite cul-de-sac within easily maintained gardens and would make an ideal family home.

The property was built in 1994 by Wilcon homes and the house is finished externally with low maintenance facing brick beneath a pitched concrete tiled roof and pvc double glazed window and has been enhanced with addition of a large conservatory at the rear which provides a nice private outlook.

At the front there is a good size lawn garden area and adjacent to this driveway leading to the single garage. The larger rear garden is private, mainly and also has a patio area and some planting beds.

Had the bottom of the driveway as a single garage which has up over door and power and light supplied.

Internally the accommodation extends to c.1100 sq ft which makes this a comfortable sized family home.

The current accommodation extends to entrance hallway, downstairs cloakroom/w.c, large main family lounge/living room with window to the front and French doors at the rear opening to a large PVC conservatory.



Home Report Valuation  
£275,000

what 3 words  
opens.sockets.season

Council Tax Band E

EPC Rating D



The kitchen is bright and spacious with a range of modern wall and floor storage units incorporating sink and drainer, built in gas hob, integrated oven and has a washing machine and dishwasher. Window to the rear, door open directly to the rear garden and a further door opening to the under stair storage area.

Also on the ground floor, situated just off the entrance hallway, is a second sitting room or indeed a room which could be used as a downstairs fourth bedroom.



Upstairs the landing is bright and spacious with window to the rear and a built in storage cupboard. There are three good size bedrooms with the master bedroom having a lovely en suite showroom comprising shower quadrant, sink in vanity unit and a w.c..

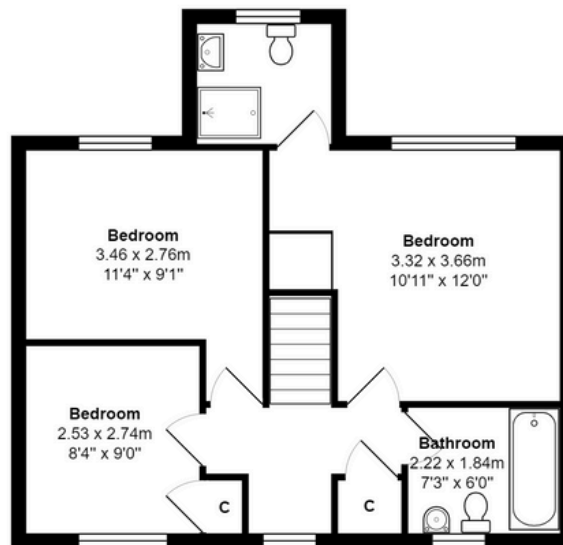
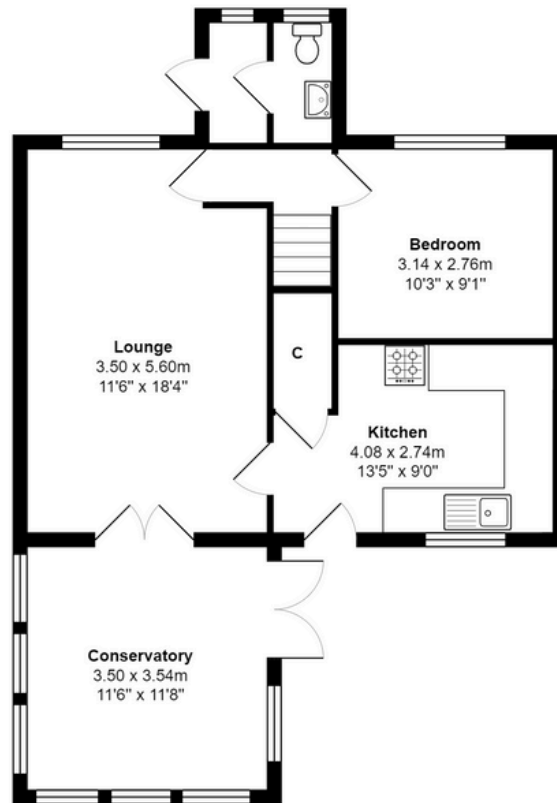
The main bathroom is in good order and has a three-piece suite comprising panelled bath with glass shower screen and a shower attachment off the mixer taps, pedestal wash and basin and w.c. Window to rear.



The property further benefits from gas central heating, double glazing and has a hatch leading to a loft storage space.

## Vendor Comments

This has been an excellent family home and is so handy for both the local shops and excellent schooling.



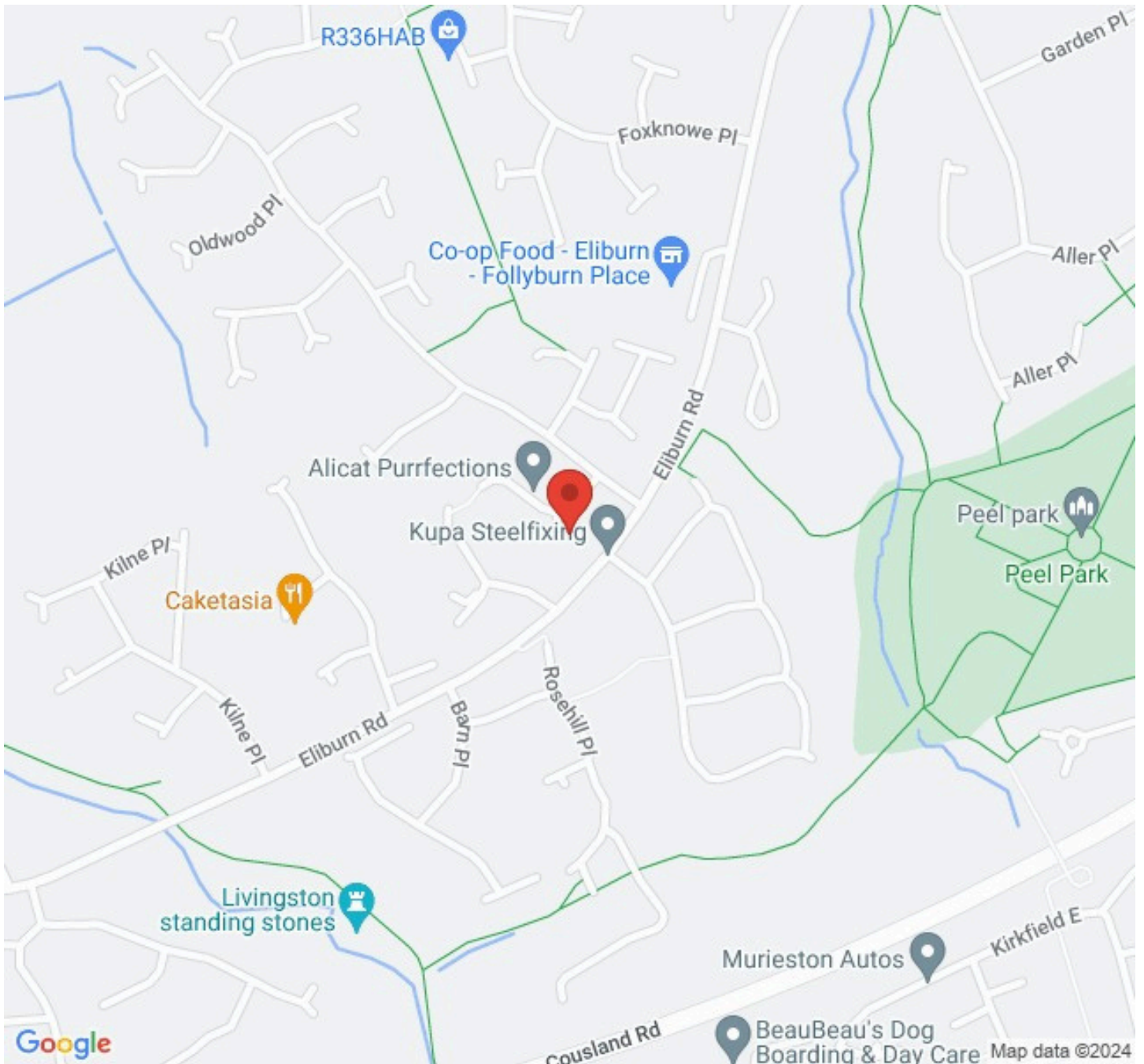
Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The property is situated in the sought after Eliburn area of Livingston with catchment area for Peel primary school and is within walking distance to local amenities including Livingston North train station giving access into both Edinburgh and Glasgow. Livingston has a comprehensive range of amenities which include primary and secondary schooling, excellent supermarket and retail shopping and leisure facilities. There are two railway stations which link to Glasgow and Edinburgh and to the north of the town lies the M8 motorway network.





# **WQ** WALLACE QUINN

SOLICITORS & ESTATE AGENTS

[www.wallacequinn.co.uk](http://www.wallacequinn.co.uk)

Fairbairn House, 6 Fairbairn Place, Livingston EH54 6TN

[estateagencyeast@wallacequinn.co.uk](mailto:estateagencyeast@wallacequinn.co.uk)  
01506 353410

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

