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## Lady Place, Livingston, EH54 6TB

Offers Over £290,000

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Tucked away in a quiet cul-de-sac in the ever-popular Lady Place, Eliburn, this spacious 4 bedroom detached property offers the perfect setting for family life. It features two reception rooms, a large kitchen/dining area, and modernised bathrooms including an upgraded, bathroom, en-suite and WC. The generous south-facing rear garden backs onto woodland, offering privacy and a peaceful setting. Ideal for growing families looking to settle in a sought-after part of Eliburn, this home combines space, potential, and a location that's hard to beat

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## Key Features

- Executive Detached Villa
- Bright & Spacious Lounge
- Large Kitchen/Diner
- 3 Further Bedrooms
- Fully Enclosed Private South Facing Garden
- Superb Family Home
- Separate Dining Area
- Bedroom 1 with Upgraded En-suite
- Upgraded Family Bathroom & Guest WC
- Integral Garage & Driveway

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