



13 Maplewood Park, Livingston

Offers Over £425,000

13 Maplewood Park

Livingston

Welcome to Maplewood Park, Livingston. An exceptional six-bedroom detached family home offering remarkable space, modern living, and complete privacy. Built by Persimmon Homes and set on a generous corner plot within one of Livingston's most desirable residential pockets, this beautifully maintained property boasts a double garage conversion, conservatory, summer house, and a private west-facing garden. Designed across three impressive levels, this home perfectly combines style, practicality, and comfort, ideal for large or growing families.

As you enter, you're greeted by a bright and spacious hallway that immediately showcases the home's generous proportions. To the right-hand side, the lounge offers an inviting retreat, featuring a central media wall, a large front-facing window flooding the room with natural light, and space to comfortably host two large sofas and additional furnishings, perfect for relaxing or entertaining guests.

To the left, the converted double garage offers incredible flexibility. Currently used as a home gym, this expansive space with laminate flooring and front-facing windows could equally serve as a second lounge, playroom, office, or even a studio, an adaptable room tailored to modern family life.

At the rear of the home, the open-plan kitchen and dining area spans the full width of the property, creating the perfect hub for family gatherings and entertaining. The kitchen is fitted with ample worktop space, a five-point gas cooker with extractor fan, integrated oven, dishwasher, and space for an American-style fridge-freezer. Adjacent is a generous dining area that can easily accommodate six to eight guests and features a charming bay window overlooking the rear garden. From here, double doors lead through to the conservatory, an additional living space ideal for relaxing, which opens directly onto the garden through French patio doors.

Completing the ground floor is a utility room with space for a washing machine and tumble dryer, a two-piece WC with chrome fittings and half-wall tiling, and useful under-stair storage for everyday essentials.

Upstairs on the first floor, you'll find four beautifully proportioned bedrooms. The principal bedroom is a luxurious retreat, comfortably accommodating a super king-size bed with bedside cabinets and featuring two large fitted wardrobes. Its private en-suite offers a three-piece suite with a standing shower, chrome heated towel rail, and half-height tiling, elegant and functional. Bedroom three and bedroom five both benefit from generous space for a double or king-size bed, while bedroom three, currently a nursery, offers flexibility to serve as a guest bedroom or home office. The family bathroom on this level features a modern three-piece suite with a bathtub, chrome towel rail, and half-wall tiling.



The top floor of the property hosts two additional double bedrooms, both of impressive size and flooded with natural light from skylights. Bedroom two includes a fitted wardrobe and its own en-suite shower room, making it ideal for guests, older children, or multi-generational living.

Externally, the private west-facing garden provides a serene outdoor retreat. It features decking, a small lawn, and a tree-lined backdrop that ensures complete privacy. The recently built summer house (2025) offers additional flexibility, fully powered, with a separate storage section and patio doors, perfect for use as a home office, gym, studio, or relaxation space.

To the front, the property sits gracefully on a corner plot with a four-car driveway and a beautifully maintained exterior that enhances its sense of exclusivity and space.

Maplewood Park enjoys an ideal Livingston location, just minutes from Livingston North Train Station for easy travel to Edinburgh and Glasgow, and close to Morrisons supermarket and The Centre, Livingston, offering an abundance of shopping, dining, and leisure facilities. Families will appreciate nearby Deans Community High School and Meldrum Primary School, while outdoor enthusiasts can enjoy scenic walks at Dechmont Law.

Modern, spacious, and exceptionally private, this stunning home at Maplewood Park offers a lifestyle of luxury, flexibility, and comfort in one of Livingston's most sought-after locations.



- Double Converted Garage
- Conservatory & Summer House
- Generous Corner Plot
- West Facing Garden
- Six Double Bedrooms
- Four Car Driveway
- Excellent Travel Links to Edinburgh and Glasgow via M8 & Livingston North Train Station

Council Tax band: G



REAR GARDEN
FRONT GARDEN
DRIVEWAY
4 Parking Spaces





GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.5 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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