



Caldercruix Crescent, Livingston

Livingston

Offers Over £290,000



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Welcome to Caldercruix Crescent, a stunning three-bedroom detached home with driveway, built by Bellway Homes in 2021. Immaculately presented throughout, this contemporary property combines style, comfort, and practicality, ready for its new owners to simply move in and make it their own.

As you step through the front door, you're greeted by a bright and spacious hallway, instantly setting the tone for the home's inviting and airy feel. The décor throughout embraces a neutral colour palette, providing the perfect blank canvas for personal touches and interior styling. To the left at the front of the property, the lounge offers a calm and comfortable retreat. Dressed in soft neutral tones and finished with a plush carpet underfoot, it's the ideal space to unwind after a long day or host guests in a relaxed, elegant setting. Across the hallway, the downstairs WC adds a touch of everyday convenience, complete with half tiling and a modern, stylish finish.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Continue through to the rear of the home where you'll find the open-plan kitchen and dining area, the true heart of the property. This impressive space is perfect for entertaining or enjoying family meals together. The kitchen is beautifully designed with sleek white glossy cabinetry on lower cabinetry units, grey-marble effect worktops, matching grey sleek upper units, and white tiled splashbacks, creating a modern and sophisticated aesthetic. With direct views of the rear garden from the patio doors, this area seamlessly blends indoor and outdoor living. Outside, the rear garden has been recently landscaped and is fully enclosed, offering a low-maintenance retreat with stylish patio slabs and high-quality artificial grass. It's the perfect spot for summer barbecues, morning coffees, or simply soaking up the sunshine.

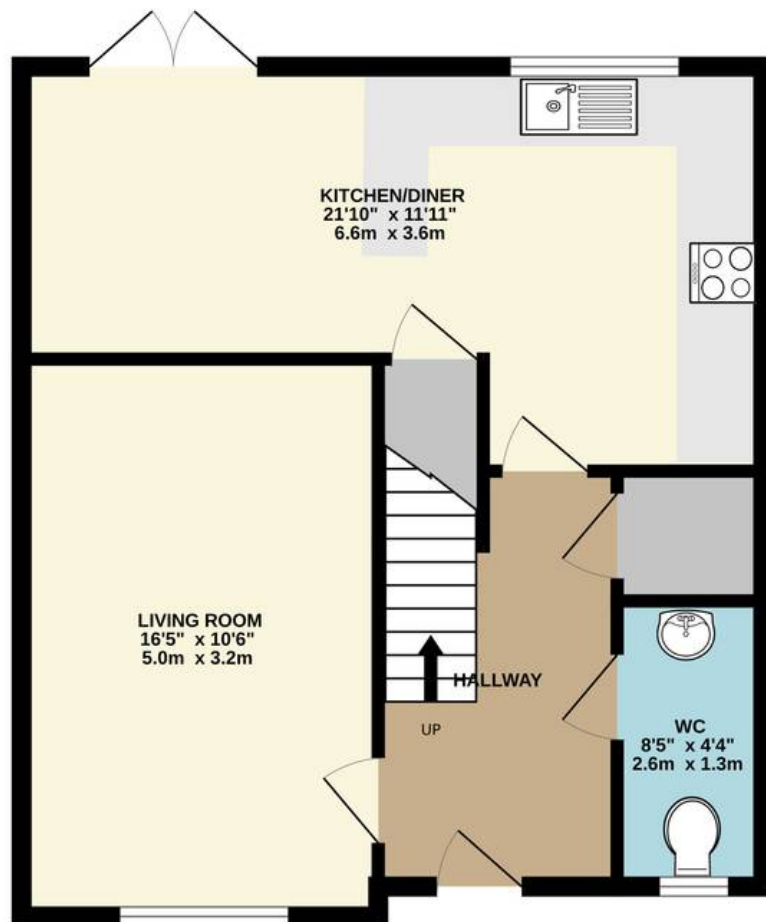
Heading upstairs, you'll discover three beautifully presented bedrooms. The main bedroom comfortably hosts a king-sized bed and features built-in wardrobes along with its own stylish en-suite shower room. Like the rest of the home, it continues the calming neutral décor, offering a true sense of relaxation. Bedroom two is another generous double, styled with elegant half-wall beige panelling to create a subtle feature wall, while bedroom three currently serves as a dressing room but would equally suit use as a home office, nursery, or children's bedroom. Completing the top floor, the family bathroom, located centrally off the landing, mirrors the home's cohesive design, featuring half tiling in deep neutral tones with a textured border that adds both function and a touch of luxury.

Situated in the heart of Livingston, Caldercruix Crescent offers residents a harmonious blend of suburban tranquility and urban convenience.

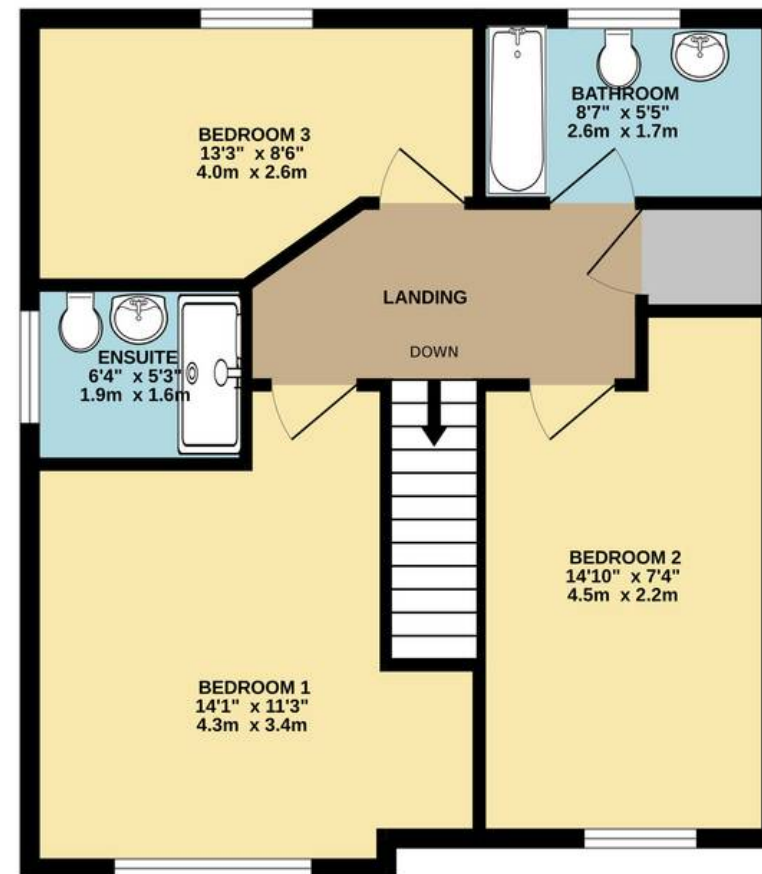




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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