





This fabulous house is in an ideal locale and close to local amenities. With modern finishes throughout, this property is ideal for many needs. The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools, high schools and nurseries. The local shops in Eilburn are close-by and at the Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also 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 is close-by and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just a 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Front Garden and Garage

A welcoming approach features a mono-blocked driveway with off-road parking. The grassed area has some planting and a pathway. The garage has an up and over door to the front and a roller door to the rear with power and lighting.

Entrance Hallway

Entry to this inviting hallway is through a UPVC door, into a bright hallway with lots of natural light entering through well positioned windows. The modern décor begins with neutrally painted walls with wooden laminate flooring. A cupboard under the stairs maximises storage space. A ceiling light, a radiator and a smoke detector complete this area.

Lounge 4.093m x 4.066m (13'04" x 13'05") at maximum

This superb room has been decorated with one feature wall and neutral tones to the remaining walls with wooden laminate flooring. The large window to the front of the property allows in lots of natural light, being further enhanced by ceiling lighting. A radiator, a telephone socket, a television aerial socket, power points and a smoke detector are also provided.

Dining Room 2.973m x 2.540m (09'09" x 08'04")

The contemporary décor continues with the wooden laminate flooring flowing through from the lounge. The walls have been finished in neutral tones, with recessed ceiling downlights enhancing the natural light. Fully glazed double doors open onto the garden and the room is open plan to the kitchen. A telephone socket, a radiator and power points are supplied.

**Breakfasting Kitchen 4.701m x 3.273m (15'05" x 10'08")
narrowing to 1.751m (05'08")**

This lovely multi-functional room flows into the dining area, whilst also housing a breakfast bar. There is an abundance of wall and floor mounted units with wood effect frontages and co-ordinating dark work surfaces. Decorated with neutral painted walls, tiled splashbacks and grey luxury vinyl tiles to the floor. Equipped with an eye level electric double oven, an electric induction hob, an integrated dishwasher, a cooker hood, a washing machine and American-style fridge-freezer, which will all be included in the sale. There is a stainless-steel one and a half sink with drainer and mixer tap. Natural light enters from glazed double doors leading to the conservatory. Recessed ceiling downlights plus under counter lighting brighten the whole room. A radiator, a heat detector and power points are included.

Conservatory 3.595m x 2.630m (11'09" x 08'07")

The south facing room takes advantage of the sunny weather. Decorated with wooden laminate to the floor and exposed brick walls. The windows and doors allow in lots of natural light and are fitted with perfect fit blinds. Two radiators and power points complete this area.

Downstairs Restroom 1.779m x 1.083m (05'10" x 03'06")

The contemporary living level restroom is equipped with a white pedestal sink and a white close coupled toilet. The window to the side allows in natural light to complement the ceiling lighting. There is one feature wall and neutrally painted to the remainder with tiling to the floor. The chrome-finished heated towel rail is also included.



Stairs and Landing.

The neutral carpeted stairs lead to the upper landing, where the décor continues with neutrally finished walls. Windows allow an abundance of natural light to brighten this area, which is further enhanced by ceiling lighting. Two integrated cupboards, a radiator, power points, a smoke detector and attic access.

Main Bedroom 3.069m x 2.974m (10'00" x 09'09")

This pleasant room has neutral tones to the walls and engineered oak flooring. A double built-in wardrobe provides hanging and shelving space. A window to the rear of the property allows in natural light and there is ceiling lighting. A radiator, a television aerial, a television mounting bracket and three double power points are supplied.

En-Suite Shower Room 1.600m x 1.263m (05'03" x 04'01")

This boutique-style room is completely tiled to the walls and floor. The white suite comprises of a wall mounted sink, a close-coupled toilet and a shower cubicle with wall mounted shower. An extractor, a chrome ladder radiator and a ceiling light.

Bedroom Two 3.060m x 2.372m (10'00" x 07'09")

This delightful room has been finished with neutrally painted walls and laminate flooring. The window to the front of the property allows for some natural light and this is further complemented by a ceiling light. There is a walk-in storage room with lighting. Power points, a television aerial point, a telephone socket and a radiator are also included.

Family Bathroom 2.188m x 1.812m (07'02" x 05'11")

This beautiful room has been part tiled and part painted to the walls with wood effect ceramic tiles to the floor. Recessed ceiling downlights are assisted by a window to the side of the property allowing for natural light. The white suite comprises of a white vanity sink housing a storage cupboard below, a back to wall toilet and a bath, with over bath shower featuring a rainfall showerhead, with an additional handheld shower. A chrome-finished towel rail and an extractor fan are provided.

Bedroom Three 2.809m x 2.193m (09'02" x 07'02")

The modern décor continues with neutrally painted walls and laminate flooring. The window to the rear of the property allows in natural light and the room is lit further by a ceiling light. Power points, a television aerial socket, a telephone socket and a radiator complete the room.



Rear Garden

The lovely south-facing garden has been designed with low maintenance in mind. Creating an excellent space to sit and relax or entertain, the patio area leads to a path to the conservatory. There is a large, grassed area bordered by some planting and some narrow gravel strips.

Additional Items

No warranties of any kind are supplied with the kitchen items. All fitted floor coverings, window blinds, and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

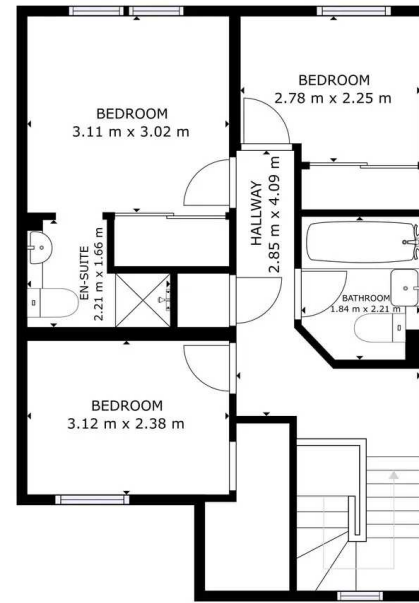




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 53.26 m², FLOOR 2: 49.55 m²
 TOTAL: 112.61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 53.26 m², FLOOR 2: 49.55 m²
 TOTAL: 112.61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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Disclaimer: Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.