



39 Caldercruix Crescent, Livingston

Offers Over £374,000



**\*BEAUTIFUL 4 BEDROOM DETACHED VILLA WITH LANDSCAPED GARDENS!\***

Niall McCabe & RE/MAX Property are absolutely thrilled to welcome to the market this remarkably styled 4-bedroom, 3-bathroom detached family villa. Built by Bellway Homes, this is the 'Victoria' – a highly desired, executive home, that offers spacious interiors and has been lovingly upgraded by the current owners to create the 'forever family home'. The property offers an abundance of sophistication & panache throughout, alongside professionally landscaped gardens and a custom built bar/outhouse – the ideal entertaining area!

Eliburn is a charming residential neighbourhood located in the town of Livingston, West Lothian, Scotland. Known for its peaceful ambiance and community spirit, Eliburn offers a mix of modern housing developments and well-maintained green spaces, making it an ideal spot for families and individuals seeking a tranquil yet convenient lifestyle. The area boasts excellent local amenities, including schools, shopping centres, and recreational facilities, such as Eliburn Park, which features a picturesque pond and ample walking paths. With its close proximity to major transport links, residents enjoy easy access to Edinburgh and Glasgow, enhancing Eliburn's appeal as a desirable living area.

Factor Fee £50.41 Per Annum , Ross & Liddle

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### Entrance Hallway

14' 8" x 7' 5" (4.47m x 2.26m)

Offering an inviting introduction to the property, the hallway has been finished in gorgeous, contemporary tones.

### Lounge

17' 11" x 10' 11" (5.46m x 3.34m)

Perfectly positioned to the front of the property, the lounge has been designed to an exacting standard & sets the tone of the interiors to follow. It enjoys a stunning feature, media wall, plush carpeting & designer lighting – a wonderful spot for relaxing!

### Kitchen/Diner

18' 11" x 10' 10" (5.76m x 3.29m)

Spanning the width of the property, the kitchen/diner boasts a large selection of grey high gloss, base & wall mounted cabinetry. The room is accentuated by gorgeous designer worktops, and flooring – adding to the overall sophistication. There is a selection of integrated appliances, and space for a formal dining set – this section enjoys lovely patio doors which lead out to the rear garden & certainly bring the outdoors in.

### Utility Room

6' 3" x 6' 0" (1.90m x 1.84m)

A handy space located just off the kitchen, an ideal spot for additional laundry & cleaning appliances. The room enjoys a trendy finish and a door leading to the rear garden.

### W.C

6' 7" x 3' 5" (2.00m x 1.03m)

Handy 2-piece white suite featuring textured tiling, a half-mirrored section, front facing window & a glazed window.

### Bedroom 1

13' 7" x 11' 11" (4.14m x 3.63m)

The master bedroom is of generous proportions, and pleasantly overlooks the front and over the surrounding development. It has been completed in sleek hues, alongside plush carpeting and ample fitted designer storage wardrobes.

### En-Suite

Fabulous 3-piece suite, comprising of large shower enclosure, wash hand basin & W.C.



### Bedroom 2

11' 11" x 10' 1" (3.63m x 3.08m)

A further double bedroom which has been finished in an exacting palette with sumptuous carpeting & views over the surrounding wooded area.

### Bedroom 3

12' 4" x 8' 6" (3.76m x 2.60m)

Bedroom 3 is a great size and is a further double room, and benefits from ample power points, central lighting fitted storage & a front facing window.

### Bedroom 4

9' 6" x 8' 6" (2.90m x 2.60m)

A further double, which is currently set up as a home office, however would lend itself to various uses including a dressing room/nursery or bed space. It has been finished in cool, creamy tones with accent flooring.

### Family Bathroom

9' 4" x 5' 3" (2.84m x 1.59m)

Completing the upper-level accommodation is this swish 3-piece family bathroom, which comprises of a large bathtub, wash hand basin & W.C. The room enjoys sleek mirrored walls, tiled flooring and walls – there is also a pretty glazed window.

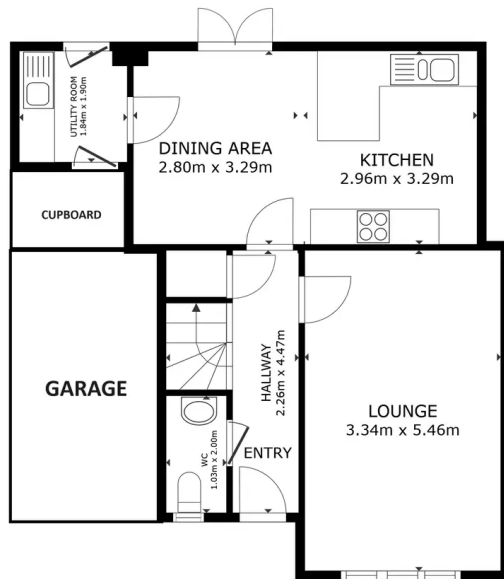
### Exterior

Externally, the property is accompanied by stunning, and professionally landscaped gardens. To the front there is a handily extended Monoblock driveway, bound by pretty planting as well-as a lush lawn and access to the integral garage. The rear garden is a true oasis! It benefits from having a pretty lawn, wooded backdrop, custom decked terrace & patio area – 2 wonderful spaces for those sunworshippers! There is also a custom-built bar/outbuilding, which enjoys electric & heating and would be the most wonderful family entertainment space/bar!

### EXTRAS

Please Note; the hot tub & contents of the bar can be agreed upon separate negotiations.

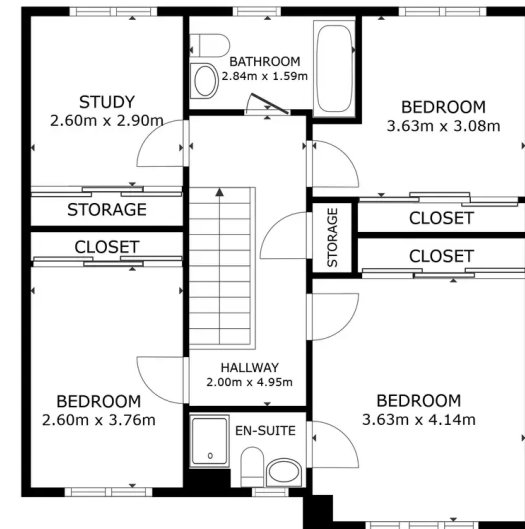




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 52.3 m<sup>2</sup> FLOOR 2 69.8 m<sup>2</sup>  
TOTAL : 122.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 52.3 m<sup>2</sup> FLOOR 2 69.8 m<sup>2</sup>  
TOTAL : 122.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

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