







## **\*\* An Exceptional 4 Bedroomed Family Home \*\***

Situated in a vibrant and family-friendly community, this exceptional home is finished to a high standard throughout, reflecting the care of its current owners. Located in the desirable area of Eliburn, this property presents an excellent opportunity for families seeking a spacious residence. Sharon Campbell and RE/MAX Property are delighted to present this inviting home, which should be at the top of your viewing list.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Eliburn boasts a welcoming neighbourhood atmosphere while remaining conveniently close to a wide array of amenities in Livingston. The area offers access to picturesque walks and green spaces, perfect for outdoor enthusiasts. Local shops cater to everyday needs, while the Centre and Livingston Designer Outlet, just a short drive away, provide extensive options for high street shopping, supermarkets, and banking services. Leisure facilities are plentiful, with a multi-screen cinema, leisure pool, and various sports amenities nearby. Commuting is straightforward, thanks to the local Livingston North railway station, which connects to both Edinburgh and Glasgow. Additionally, Edinburgh Airport is easily accessible, and major routes like the A71 and M8 ensure quick travel to the larger cities.



### Front Garden and Driveway

A well-maintained monobloc driveway offers ample parking and easy access to the integrated garage. The driveway is complemented by a neatly kept lawn, adding to the property's curb appeal.

### Entrance Hallway

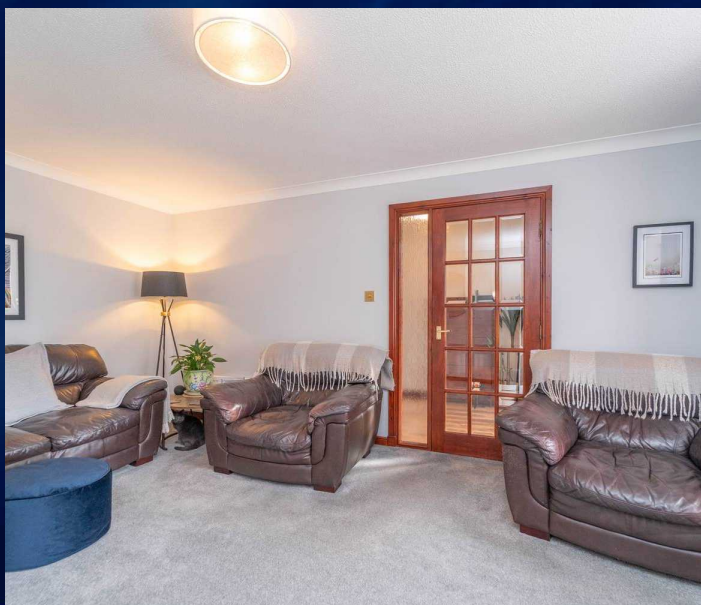
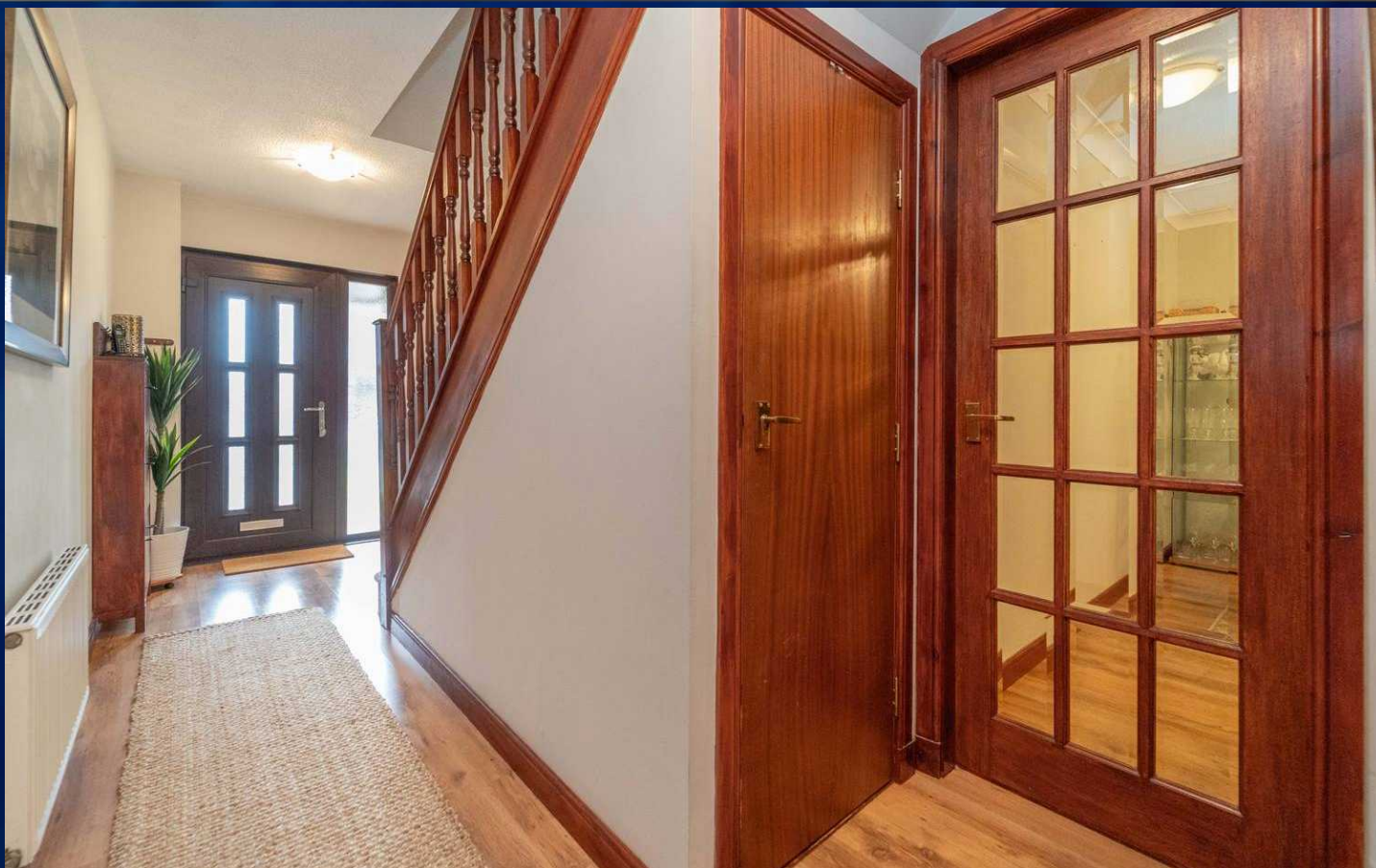
The hallway features a partially glazed front door with a side glazed panel, allowing natural light to fill the space. Under the stairs, a full height storage cupboard provides practical space-saving solutions. The neutral painted walls and wood laminate flooring create a modern and welcoming entrance. Ceiling lights, a radiator and a smoke detector complete the hallway, while stairs lead to the upper level.

### Lounge

5.096m x 3.678m (16'09" x 12'00") A well-proportioned room, perfect for modern living, featuring neutrally painted walls and a neutral-coloured carpet. The room offers plenty of space to arrange furniture comfortably, with a large bay window providing a view of the front of the property, dressed with Venetian blinds for light control and privacy. A central ceiling light illuminates the space, and the room is fitted with a radiator.

### Breakfasting Kitchen

5.276m x 2.331m (17'03" x 07'08") This contemporary kitchen is stylish and practical, equipped with integrated appliances including an oven and dishwasher, alongside a double sink and a four-burner gas hob, which will all be included in the sale. The kitchen boasts ample storage with wall and base units, complemented by a laminate worktop and a tiled backsplash. A large window overlooking the rear garden fills the room with natural light. A convenient breakfast bar provides space for casual dining, while there is additional space for an upright fridge-freezer, a washing machine and a tumble dryer. The floor is neutrally coloured tiles, and the white painted walls enhance the room's brightness. Downlights and a roller blind complete the modern look, with a door providing access to the rear garden. There is a radiator, as well as a heat detector.





### Dining Room

3.396m x 3.027m (11'01" x 09'11") A spacious dining room with sliding doors that open to the sunroom, offering plenty of natural light. The room is well-sized, making it perfect for family meals or entertaining guests. Neutrally painted walls create a blank canvas, while wood laminate flooring adds warmth. The ceiling light and curtains over the sliding doors add charm, and a central heating radiator keeps the space comfortable.

### Sun Room

4.133m x 3.539m (13'06" x 11'07") This bright and airy space with tiled flooring is perfect for enjoying views of the rear garden through its surrounding windows. French doors lead directly to the garden, creating a seamless indoor-outdoor flow. This room is fitted with downlights and wall lights, plus a central heating radiator ensuring the space can be enjoyed year-round.

### Downstairs WC

2.240m x 1.009m (07'04" x 03'03") A functional and stylish space, featuring neutrally tiled flooring and crisp, white painted walls, enhanced by a feature grey wall. The room is finished with a ceiling light, a tiled backsplash and a white toilet and sink set. A radiator provides warmth for comfort.

### Stairs and Landing

Carpeted stairs lead to the upper landing, which is fitted with a neutral carpet and offers access to all bedrooms. The attic hatch provides additional storage potential, and the space is well lit with ceiling lights. A smoke detector and power points are also included for convenience and safety.

### Main Bedroom

4.598m x 3.650m (15'01" x 12'00") This generously sized room is light and airy, with a view to the front of the property. Neutral walls and soft carpet create a relaxing space, with a ceiling light for illumination. Venetian blinds offer privacy and light control, while built-in wardrobes provide an abundance of storage space. The room connects to an en-suite bathroom for added convenience. A radiator is also supplied.





### **En-Suite**

1.871m x 1.841m (06'01" x 06'00") A well-proportioned room featuring a wall mounted shower, set within a shower cubicle, a toilet and a sink, with storage below. The room is bright and modern, with tiled flooring and neutrally decorated walls. A window with a roller blind allows natural light, and the room is fitted with a ceiling light and an extractor fan. A chrome towel rail adds practicality to the space.

### **Bedroom**

3.915m x 2.720m (12'10" x 08'11") A bright and comfortable room with a view to the front of the property. Decorated with neutrally painted walls, a fully fitted carpet, and a radiator. Built-in wardrobes offer ample hanging storage, and a Venetian blind dresses the window, allowing for both light control and privacy. A radiator is also provided.

### **Bedroom**

3.259m x 2.636m (10'08" x 08'08") This lovely room offers a tranquil view of trees at the rear of the property. Neutrally coloured carpet and walls create a calm atmosphere, while curtains and a ceiling light complete the space. A mirrored built-in wardrobe with hanging storage provides practical storage solutions, and a radiator ensures warmth.

### **Bedroom**

2.782m x 2.577m (09'01" x 08'05") Overlooking the rear garden and wooded area, this room features a neutral carpet and painted walls. A built-in cupboard provides additional storage. The room is finished with curtains on the window, a ceiling light, and a radiator.

### **Shower Room**

2.337m x 1.698m (07'08" x 05'07") This modern room features a double walk-in shower enclosure with neutral wet wall panelling, a pedestal sink and a toilet. Finished with tiled effect vinyl to the floor and recessed ceiling downlights. A chrome towel rail adds a touch of style, and a mottled glass window with a Roman blind offers privacy while allowing natural light to flood the space.





### **Rear Garden**

Offering a peaceful retreat with a feature patio, section ideal for outdoor dining, alongside a well-maintained grassy area. The garden is bordered by hedges for privacy and enjoys views into a charming, wooded area. A shed located to the side of the property provides additional storage and will be included in the sale.

### **Additional Items**

Tenure: Freehold. Council tax band: F. Factor fee: No factor fee. All fitted floor coverings, the kitchen items mentioned and the shed 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.

### **VIEWINGS**

Arrange through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

### **OFFERS**

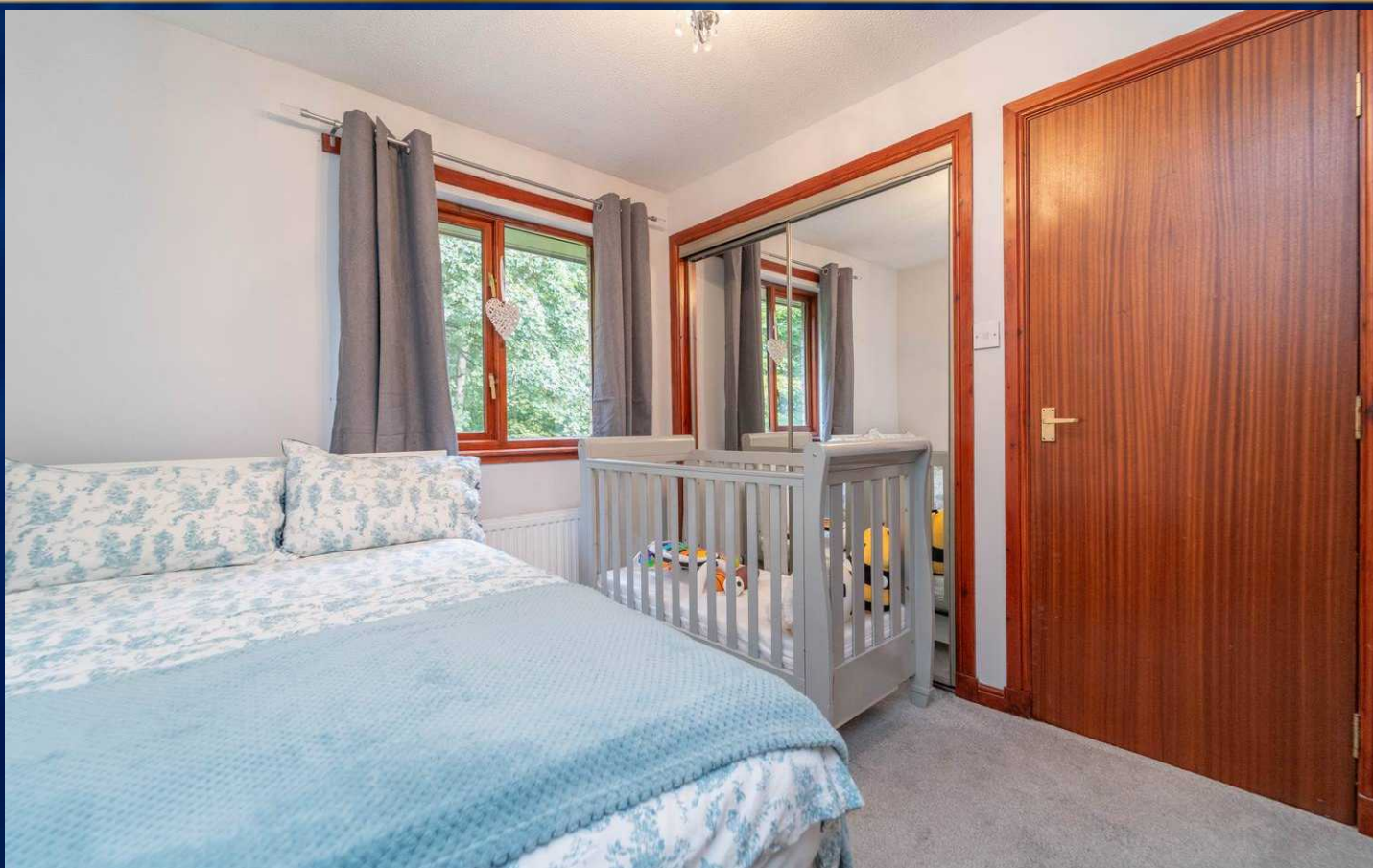
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

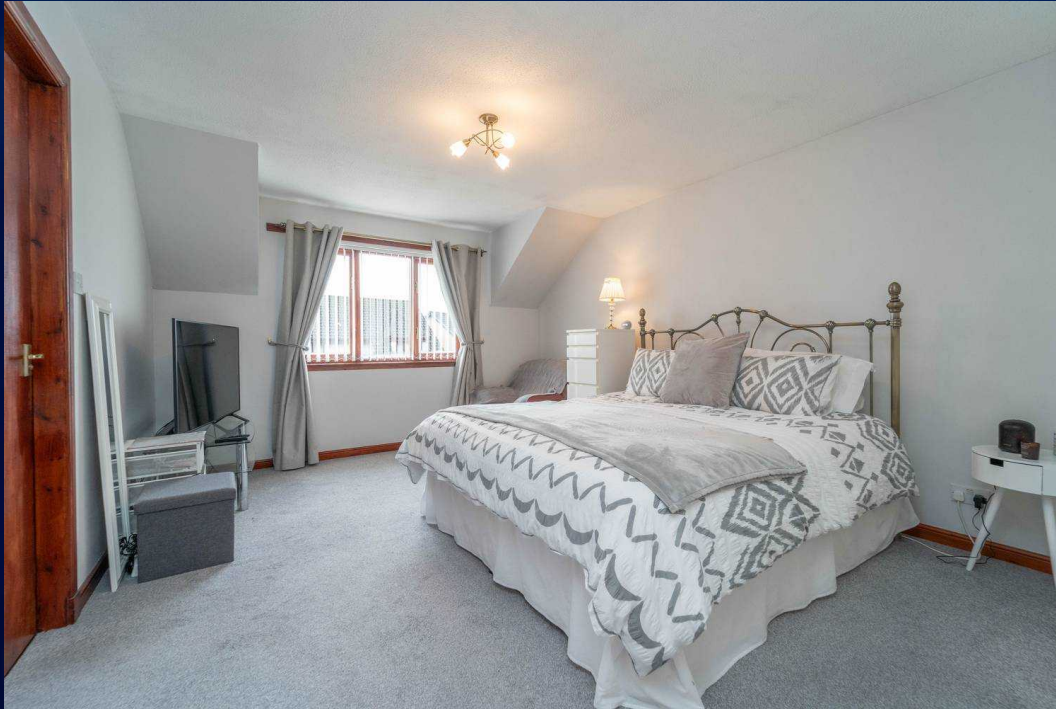
### **INTEREST**

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 07960 996670 TODAY.





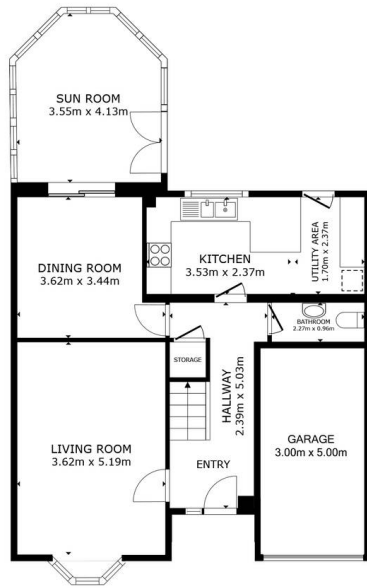
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 72.8 m<sup>2</sup> FLOOR 2 68.2 m<sup>2</sup>  
 TOTAL : 141.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 72.8 m<sup>2</sup> FLOOR 2 68.2 m<sup>2</sup>  
 TOTAL : 141.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

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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.