







This fantastic five bedroom home in Oldwood Place is the perfect choice for a growing family. Situated in a highly sought-after location, this spacious property is move-in ready and offers an ideal balance of comfort and practicality. With ample room for both living and working, it's especially well-suited for families in need of flexible bedroom and office space. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional family home to the market.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is within walking distance.

#### **Front Garden & Approach**

The welcoming approach is finished with decorative stones and has a paved path leading to the front door. A tarmac finished multi vehicle driveway leads to the double garage. Access to the rear garden can be found from the side of the garage.

#### **Entrance Hallway**

Entry to this inviting vestibule is through a part glazed wooden door which allows natural light to enter. The décor begins with white painted walls and laminate flooring. A ceiling light, power points, a smoke detector and a radiator are included.

#### **Lounge**

15' 7" x 13' 3" (4.75m x 4.03m)

This superbly proportioned room has been painted with white tones to the walls and carpet to the floor. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. A gas fire with a cream stone hearth and white surround creates a central focal point in the room. Two radiators and power points are also provided as well as internet/cable point.



### Open Plan Kitchen

17' 7" x 16' 3" (5.37m x 4.95m)

This well designed open-plan kitchen features modern white gloss handleless cabinetry, paired with grey work surfaces and splashback for a coordinated look. The space is tastefully finished with white walls and laminate flooring. The kitchen is fully equipped with built-in appliances, including an eye-level oven, a five ring hob, a black extractor fan, an integrated fridge and freezer, and a dishwasher. There is also space for an under counter washing machine. The black sink, with a one and a half bowl, drainer, and mixer tap, adds both functionality and style. A large built in cupboard provides further storage space. The layout allows for a convenient breakfast bar, perfect for casual dining, and is open to the dining area. Natural light floods the room through the rear facing window and French doors, and the part glazed wooden door and window to the side providing panoramic views to the garden and woodland. Additional features include downlights, two radiators, and power points.

### Dining Area

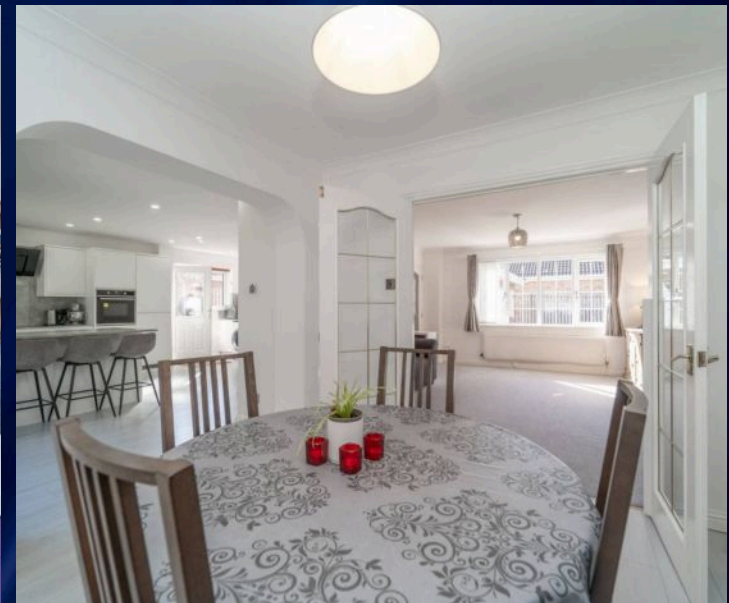
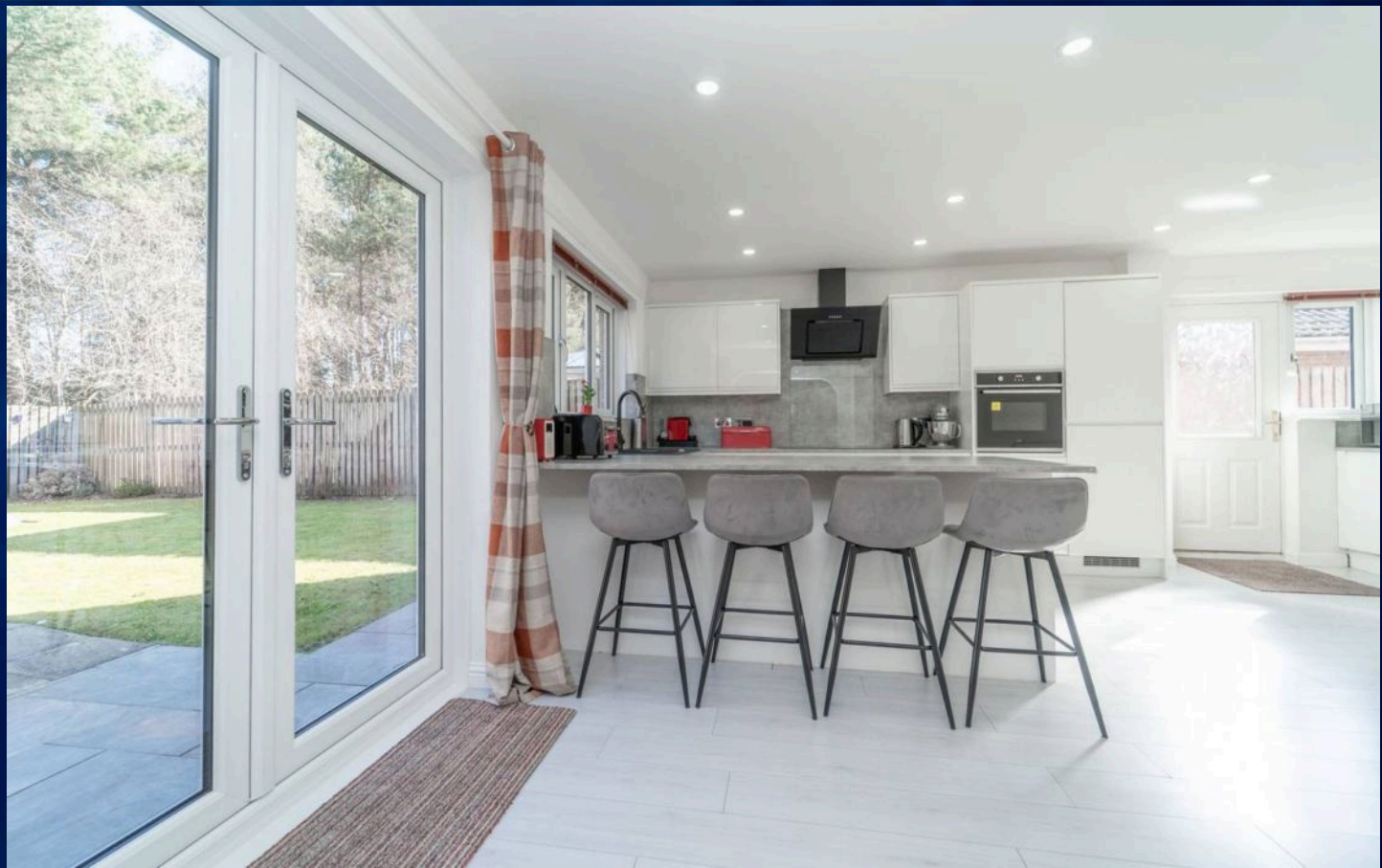
10' 3" x 10' 3" (3.13m x 3.13m)

This versatile space flows effortlessly from the kitchen, and has double doors leading to the lounge, maintaining continuity with laminate flooring and white painted walls for a cohesive and inviting feel. A large rear facing window frames garden and woodland views while filling the room with natural light, complemented by a ceiling light for additional illumination. Power points and a radiator enhance comfort and functionality, making this space both practical and welcoming.

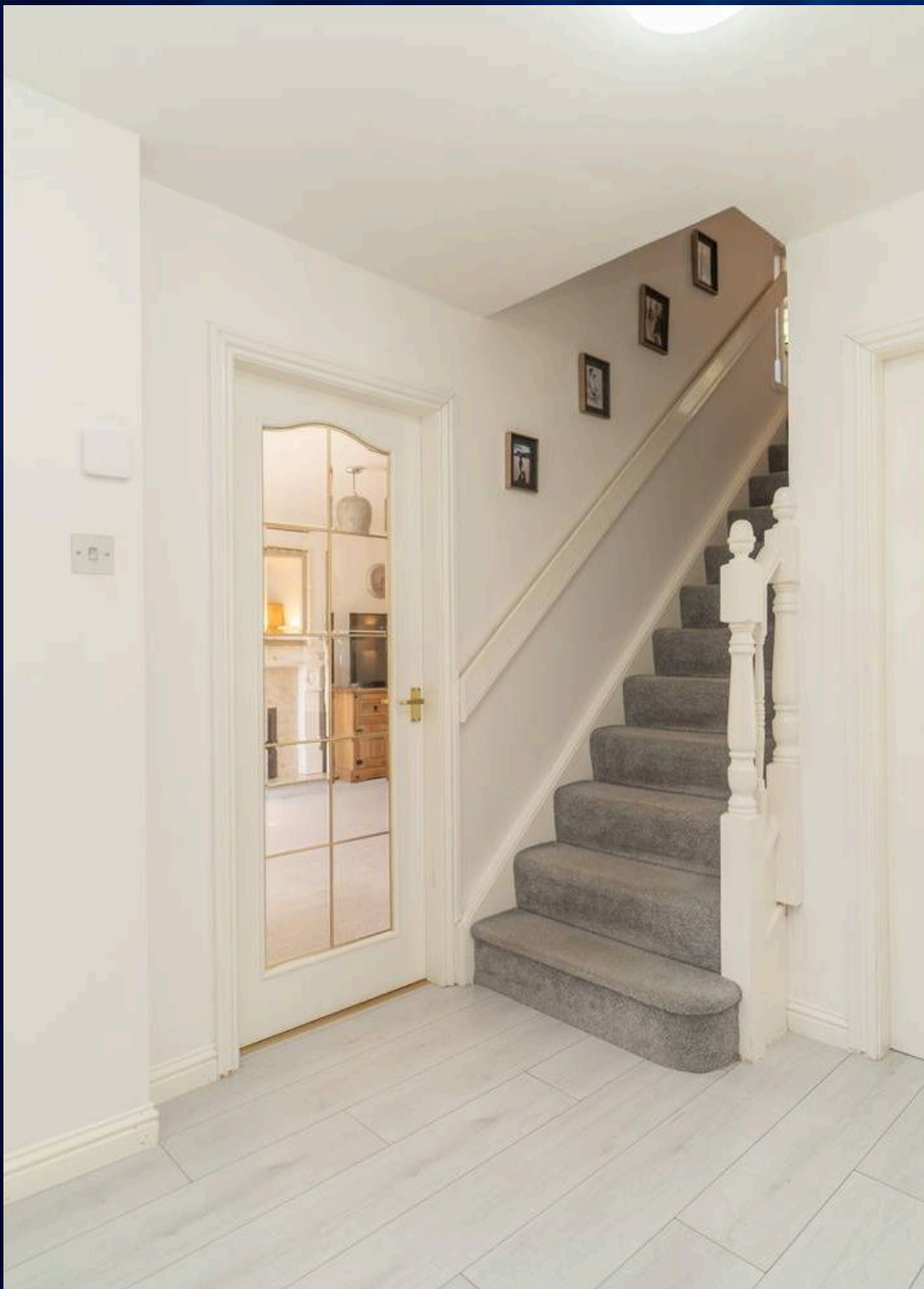
### Office / Bedroom Five

10' 3" x 8' 5" (3.13m x 2.56m)

This versatile additional living space offers endless possibilities, whether as a home office, snug, dining room, or a fifth bedroom. The bright white painted walls and plush carpeted flooring create an inviting and cosy ambiance. A front facing window allows natural light to flood the room, enhancing the bright and airy feel. Practical features like a ceiling light, radiator, and attic hatch and strategically placed power points add both comfort and convenience to this adaptable space.







#### **Living Level Toilet**

4' 0" x 5' 3" (1.21m x 1.61m)

This essential modern living space is finished with crisp white walls, marble effect panelled sections and laminate flooring, offering a clean, contemporary look. The suite features a back to wall toilet and a pedestal sink, providing both functionality and style. Natural light streams in through the window, complemented by a ceiling light, creating a bright and welcoming atmosphere. A black towel radiator adds the finishing touch, ensuring comfort throughout the room.

#### **Stairs and Landing**

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet white painted walls. The area is well lit by a ceiling light. Additional features include an airing cupboard, radiator, a smoke detector and an attic hatch.

#### **Primary Bedroom**

11' 6" x 13' 5" (3.50m x 4.10m)

This delightful room features white painted walls and carpeted flooring. It boasts a large integrated mirrored wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from the large window to the front of the property, further enhanced by a ceiling light. The space provides a radiator, power points and cable tv outlet.

#### **En-Suite Shower**

4' 10" x 6' 6" (1.48m x 1.97m)

The shower room is neutrally decorated with crisp white walls, perfectly complemented by grey tile flooring. The suite features a wet wall panelled shower unit with an electric powered shower, a sleek white gloss built-in vanity unit with a back to wall toilet, and an integrated sink, offering both elegance and functionality. A front facing window and a ceiling light provide excellent lighting, while the chrome towel radiator and extractor fan ensure the space stays comfortable and well ventilated.

#### **Bedroom Two**

10' 0" x 10' 7" (3.05m x 3.22m)

This lovely room has been finished with neutral walls and carpet to the floor. The large window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided. There is access to the Jack and Jill bathroom from here.

### Jack & Jill Shower Room

5' 5" x 6' 11" (1.64m x 2.11m)

This contemporary shower room has crisp white painted walls, grey wet wall panels and patterned vinyl flooring, creating a fresh and modern feel. The suite features a sleek shower unit with an electric powered shower. A basin sink and a back to wall toilet complete the suite. A side facing window allows natural light to fill the space, further enhanced by a ceiling light. Completing the room's functionality is a chrome towel radiator and an extractor fan.

### Bedroom Three

7' 7" x 10' 11" (2.31m x 3.33m)

Another great double bedroom, finished with white painted walls and carpet to the floor. A window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included. Secondary access to the Jack and Jill bathroom can be found through this room.

### Bedroom Four

7' 3" x 9' 9" (2.20m x 2.97m)

The fourth bedroom features white painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

### Family Bathroom

6' 1" x 5' 5" (1.85m x 1.64m)

This bright and inviting room is finished with marble effect wet wall panels and grey flooring. A rear facing window fills the space with natural light, further enhanced by a ceiling light. The white suite includes a bathtub for relaxation, a back to wall toilet and a counter top basin, offering both style and functionality. A black towel radiator and extractor fan complete this well-appointed space, ensuring comfort and ventilation throughout.





### Garage

16' 10" x 16' 4" (5.13m x 4.99m)

The double garage features an up and over door, along with a partially glazed wooden door providing rear access to the garden. Equipped with power points and ceiling light, creating a functional space.

### Rear Garden

The fantastic, secluded dual aspect garden serves as a superb outdoor retreat. Primarily laid to lawn, it features paved patio areas, perfect for outdoor dining or relaxation. Fully enclosed by fencing, the garden includes a convenient gate leading to the driveway. There is an outdoor tap, for convenience. This well-designed space is ideal for both entertaining and quiet moments, with the added bonus of well established woodland at the rear, creating a tranquil and private atmosphere.

### Additional Items

All fitted floor coverings, kitchen items mentioned, fitted blinds and light fittings 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

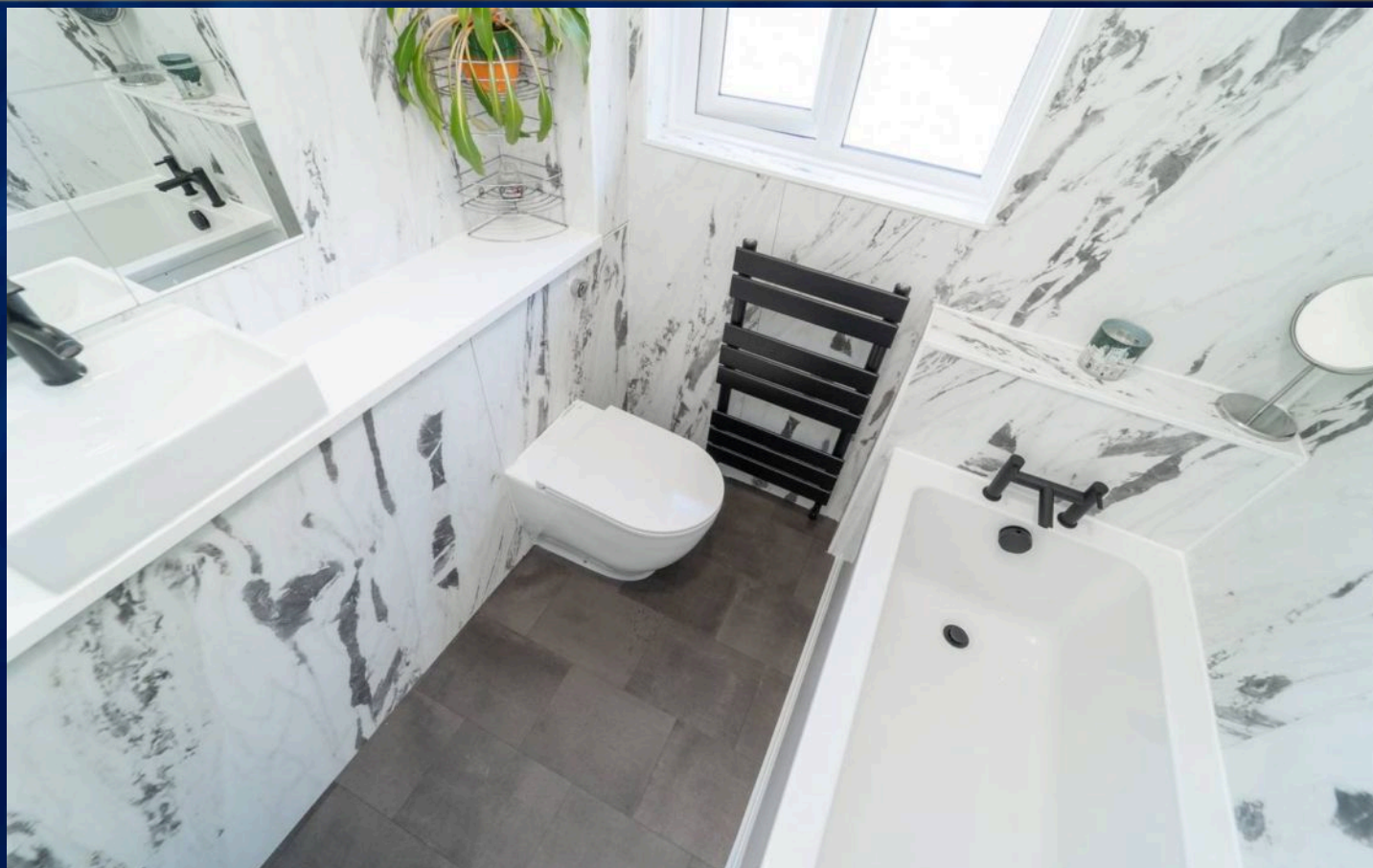
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

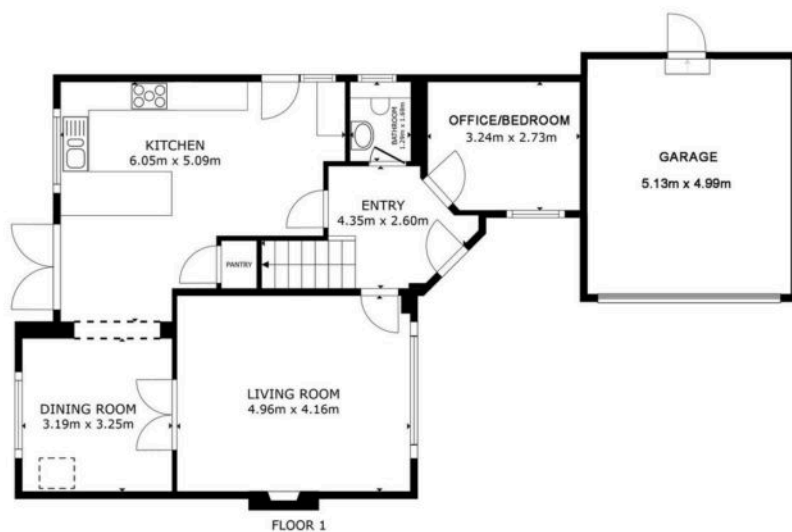
### OFFERS

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.









## RE/MAX Property

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