





Nestled in the desirable Rosebery Place, this spacious two bedroom bungalow is perfect for those seeking the ease of single level living. Combining generous proportions with thoughtful design, it offers both flexibility and functionality in a convenient and accessible location. The home has been carefully tailored for modern lifestyles, striking a harmonious balance between everyday comfort and low maintenance practicality. With its welcoming feel and versatile layout, it's a property that instantly feels like home. Lorna MacDonald and RE/MAX Property are proud to present this outstanding 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 a short walk away.

Front Garden

The inviting entrance boasts a monoblock driveway and a neatly kept front lawn, bordered by a bark finished flower bed that adds to the property's curb appeal. A single step leads up to the front door, completing the welcoming approach.

Entrance Hallway

Entry to this inviting vestibule is through a part glazed composite door which allows natural light to enter. The décor begins with white painted walls and LVT flooring. There are three built in cupboards providing storage space. Three ceiling lights, power points, a smoke detector, a radiator and an attic hatch leading to further floored storage space, are included.

Lounge

11' 7" x 14' 5" (3.54m x 4.39m)

This inviting space is tastefully finished with bright white painted walls, complemented by a stylish feature wall and continued LVT flooring. A large rear facing window floods the room with natural light, further enhanced by downlights. The space also benefits from a radiator, power points, and a smoke detector for added comfort and safety.

Open Plan Kitchen Diner

18' 6" x 12' 8" (5.63m x 3.86m)

This spacious open plan kitchen and dining area extends seamlessly from the living room. It features stylish white gloss wall and base units, paired with wood effect laminate worktops and a grey splashback. The space is tastefully finished with white walls and LVT flooring. The kitchen is equipped with integrated appliances, including an under counter double oven, four ring electric hob, stainless steel and glass extractor hood, built in fridge, freezer, and dishwasher, all included in the sale. There's also designated space for a washing machine and a dishwasher. A stainless steel sink with mixer tap is set neatly into the work surface. Bi-fold doors flood the room with natural light and provide direct access to the rear garden. There's ample room for a dining table in addition to the bar seating area, making this a perfect space for both everyday living and entertaining. Additional features include downlights, under counter lighting, a radiator, a heat detector, and power points.

Primary Bedroom

15' 5" x 10' 5" (4.71m x 3.18m)

This delightful room features white painted walls and carpeted flooring. The room is bathed in natural light from the window to the front of the property, further enhanced by a ceiling light. There is a built in wardrobe providing hanging and shelving space. The room provides a radiator and power points.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.93m)

This spacious second double room has been finished with white painted walls, and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. A wardrobe provides ample storage space. Power points and a radiator are also provided.



Family Bathroom

7' 0" x 9' 7" (2.14m x 2.92m)

This generously sized bathroom combines style and functionality, finished with sleek grey wet wall panels and crisp white painted walls. Wood effect LVT flooring adds warmth and texture, creating a modern yet inviting atmosphere. A side facing window allows natural light to brighten the space, complemented by downlights. The well appointed suite features a contemporary corner shower enclosure with a mains waterfall shower and an additional handheld attachment, alongside a separate bathtub for added comfort. A wall hung vanity unit with integrated sink and a close coupled toilet provide both practicality and a clean, modern aesthetic. Additional features include a chrome towel radiator and an extractor fan.

Rear Garden

The south facing garden offers a peaceful outdoor retreat, enjoying sunlight throughout the day. Mostly laid to lawn, the space is enhanced by two monoblock finished patio areas, ideal for alfresco dining, entertaining, or simply unwinding in the fresh air. A garden shed provides useful storage, while secure fencing encloses the space, with gated access leading to the front of the property for added convenience. Whether you're enjoying a morning coffee or hosting a summer gathering, this well maintained garden combines functionality with a relaxing atmosphere.





Additional Items

All fitted floor coverings, kitchen items mentioned, 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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 87.7 m²
TOTAL 1: 87.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.