



8 Beechwood Park, Livingston, West Lothian, EH54 8SN

RE/MAX Property



8 Beechwood Park



Rarely Available Expansive Family Home in a Hugely Desirable Area

This superb property provides great family accommodation, set in the popular locale of Deans within Livingston town. This type of property is a rare find in the market and is sure to be popular. Sharon Campbell and RE/MAX property are delighted to bring this large 5 bedroomed home to the market, located in Beechwood Park, Livingston, EH54 8SN.

Ground Floor: Garage, Storage Room.

First Floor: Entrance Hallway, Dining Room, Lounge, Family Room, Spacious Dining Kitchen, Three Double Bedrooms, En-Suite, Family Bathroom.

Second Floor: Upper Landing, Two Bedrooms, Shower Room.

Outside: Front and Rear Garden, Double Garage, Driveway.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, 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 cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter, with road links to the A71 and via the M8 and M9 motorway network to Edinburgh and Glasgow and beyond. 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 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.





Front Garden

This stunning entrance offers up a fully mono-blocked driveway, large enough for several cars and a grassed area is lined with small bushes with additional planting around the garden. A rockery is finished with decorative gravel and there is some planting among the rocks. Steps lead you up to the front door with a covered balcony perfect for welcoming visitors.

Entrance Hallway

The inviting hallway opens into a spacious area. The décor features neutrally painted walls and laminate to the floor. An integrated cupboard provides storage. Ceiling mounted lighting, a smoke detector, a telephone socket, power points and two radiators are supplied.

Dining Room

3.569m x 3.596m (11'08" x 11'09")

This room is accessed from the hallway with the laminate flooring continuing seamlessly throughout and patterned wallpaper completing the decor. A window offers a pleasant view over the front garden and allows for plenty of natural light. A ceiling light, a smoke detector, a radiator and multiple power points are provided.

Lounge

4.144m x 4.694m (13'07" x 15'04")

Stepping down into this area the laminate flooring continues, along with the patterned wallpaper. Sliding glass doors, which open onto a front balcony with a southern outlook, offer a pleasant view over the front garden and brings in lots of natural light. A ceiling light, a radiator, a smoke detector, a television aerial socket and multiple power points are included.

Family Room

4.134m x 2.988m (13'06" x 09'10")

The décor continues with laminate flooring and neutrally painted walls. A large window overlooks the rear garden, which allows plenty of natural light to fill the space. The hidden gem in this room is the lovely fireplace with a tiled backplate and hearth and a wooden surround and mantelpiece, adding a charming feature and enhancing the cosy feel of the property. The room is completed with a radiator, a television aerial socket, a ceiling mounted light and power sockets.

Kitchen Diner

5.331m x 2.977m (09'09" x 17'05") plus 5.189m x 2.817m (17'00" x 09'02")

This extended and super-sized room is both functional and welcoming, featuring a durable vinyl tile-effect flooring that complements the soft neutrally painted walls, tiled splashbacks and coordinating worktops. There is an abundance of wall and floor mounted units finished with wood effect frontages, plus open shelving, offering plenty of storage. The room is well lit by four ceiling mounted lights, which enhance the natural light flooding in from the windows and half-glazed door. There is a double electric oven, a four-burner gas hob, a cooker hood, two fridge-freezers, a washing machine, a tumble dryer and a dishwasher, which will all be included in the sale. The sinks comprise of a one and a half sink with drainer and mixer tap to the main kitchen area and another to the utility area next the back door. Power points, a radiator, a kick plate heater, a heat detector, an extractor fan and a carbon monoxide detector are all supplied. Bright, practical, and well-equipped, this kitchen is ideal for modern family living.

Third Bedroom

2.874m x 2.151m (09'05" x 07'00")

The lovely décor has herringbone-style flooring, white painted walls and a window overlooking the rear garden. A built-in double wardrobe provides hanging and shelving storage. A ceiling light, a radiator and power points are included.

Second Bedroom

3.446m x 2.876m (11'03" x 09'05")

A bright and spacious double bedroom with wood-effect laminate flooring and neutrally painted walls. A window overlooks the rear garden, allowing in plenty of natural light. The room features ceiling lighting, a radiator, power sockets, and excellent storage provided by sliding mirrored wardrobes.

Main Bedroom

3.582m x 3.434m (11'09" x 11'03")

This delightful room has a fully fitted carpet to the floor and wallpapered walls. The large built-in wardrobes span the length of one wall providing ample storage. Two windows to the front of the property are complemented by ceiling lighting. A radiator and power points are supplied.

En-Suite Shower Room

1.951m x 1.613m (06'04" x 05'03")

Finished with modern tiling to the floor and walls, this recently decorated room is a delight. The white suite comprises a back-to-wall toilet, an inset sink, set within a vanity unit and a wall mounted electric shower set within a corner cubicle. A window brings in natural light with recessed ceiling downlights complementing this. Storage cupboards and a chrome ladder radiator are provided.

Family Bathroom

3.458m x 1.487m (11'04" x 04'10")

This stylish, modern room is completely tiled covering both the walls and floor. The white suite consists of a jacuzzi bath, a wall mounted thermostatic shower set in a cubicle, a back to-wall toilet and an integrated sink, with a vanity unit and storage cupboard. Additionally, the room is equipped with a chrome towel radiator and a fully glazed window that brings in natural light, complemented by recessed ceiling downlights.

Stairs and Landing

The décor continues with neutrally painted walls and a carpet to the stairs and landing. A ceiling light and a smoke detector complete this area.

Fourth Bedroom

4.869m x 3.413m (15'11" x 11'02")

A lovely room with neutrally painted walls and wooden laminate flooring. The roof skylight window brings in plenty of natural light, complemented by a ceiling mounted light. There is a small door giving access to the attic for storage. In addition, the room features power points, a radiator and a television aerial socket.

Shower Room

1.909m x 1.856m (06'03" x 06'01")

This recently upgraded room has white marble tiles to the walls and floor. The white suite consists of a wall mounted electric shower set in a corner cubicle, a back-to-wall toilet and an integrated sink on a vanity unit with a storage cupboard. A chrome towel radiator, a ceiling mounted window and recessed ceiling downlights finish the room.

Fifth Bedroom

4.869m x 2.994m (15'11" x 09'09")

This bright room features walls painted in a neutral tone and grey laminate flooring. A skylight window in the ceiling allows ample natural light to fill the space, enhanced by a ceiling mounted light. There is a small door giving access to the attic for storage. Power points, a radiator and a television aerial socket are included.

Stairway

Carpeted stairs lead down to the garage and office storage.

Office Storage

3.936m x 2.743m (12'10" x 09'00")

This storage office is a great use of space but could be used for a multitude of uses. Located off the garage on the ground floor, it provides lots of additional storage and a practical use of the area. Decorated with carpeted flooring and neutrally painted walls. Two ceiling mounted lights illuminate the space, along with two windows overlooking the rear garden. There is a door leading to a cavity storage space with deep wooden shelves and under house crawl space. Power points and a TV socket are provided.

Double Garage

4.661m x 4.661m (15'03" x 15'03")

The excellent space is perfect for a variety of needs. An electric up and over door opens into the large space. The garage door can be closed behind you once you've parked up and you can access the house from the door into the entrance hallway room. Power sockets and ceiling lighting complete this area. There is a door giving access to a large storage area, as well access to the crawl space located under the house.

Attic Storage

The attic has large storage space on wooden floored areas, accessed through a small hatch door in each of the upstairs bedrooms.

Boiler Room

The gas boiler is located under the kitchen via a separate outside door. This also provides a storage area ideal for storing outside furniture or toys.

Rear Garden

This impressive garden is accessible from either side of the property and has been designed with low maintenance in mind. It is fenced to the back with some striking trees, open common fields and woodlands to the rear. There is a paved area, with a pathway, to sit and enjoy a summer's evening. The grassed area is sloped and runs adjacent to the length of the property itself.

Additional Items

All fitted floor coverings, window blinds and the integrated kitchen appliances 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.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

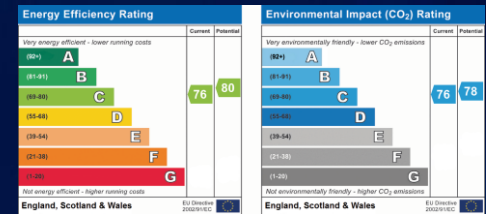
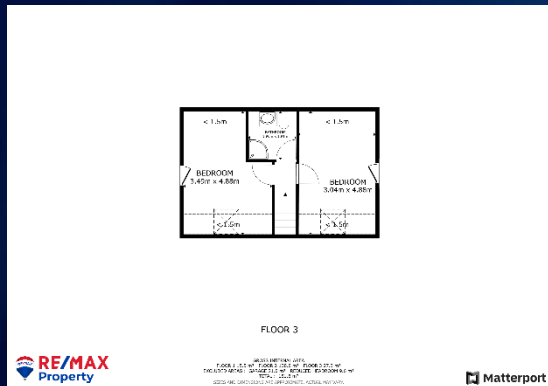
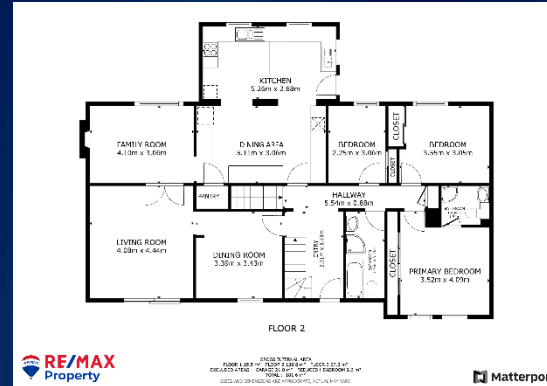
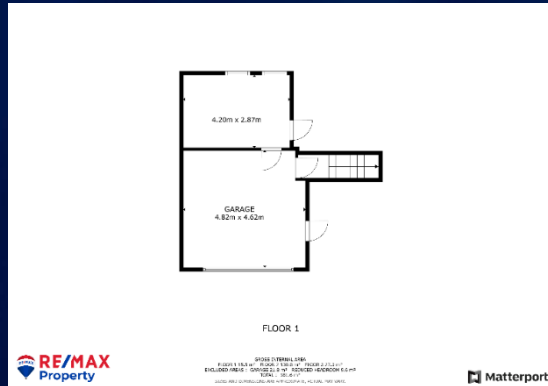
Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.





RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



13b Fairbairn Road, Livingston, EH54 6TS

☎: 01506 418 555 📧: livingston@remax-scotland.homes

www.remax-livingston.net

View on RE/MAX
Property Website

What's Your Property
Worth?



Sharon Campbell
07960996670

Sharoncampbell@remax-scotland.homes

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.