





Located in the sought-after Eliburn area of Livingston, this charming 3-bedroom end of terrace house presents an ideal opportunity for comfortable and convenient family living. The property boasts a private driveway, ensuring off-street parking is always readily available.

Upon entering, you are welcomed by a bright living room featuring a large window that floods the space with natural light, complemented by laminate flooring and a modern light fixture. The integrated kitchen with diner offers a contemporary space for cooking and dining, with French doors opening onto a large, low-maintenance rear garden, perfect for relaxation or entertaining guests.

The first floor accommodates a spacious double bedroom complete with a built-in wardrobe and a front-facing window, providing a peaceful retreat. Additionally, there is a cosy single bedroom featuring a carpeted floor and ample power outlets, catering to various needs.

The property boasts a modern 3-piece bathroom, including a walk-in shower, large illuminated mirror, and towel radiator for added comfort and convenience.



Conveniently situated near local schools, shops, parks, and excellent transport links, this property ensures that all essential amenities are within easy reach, making it an ideal choice for families seeking a comfortable, well-connected living environment.

Don't miss the opportunity to make this well-appointed 3-bedroom end of terrace house your home and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and experience the charm of this wonderful property for yourself.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Living Room

14' 6" x 12' 2" (4.41m x 3.71m)

Step into this inviting living space, where a large window floods the room with natural light, creating a warm and airy atmosphere. The sleek laminate flooring adds a touch of elegance while being easy to maintain. A contemporary light fixture serves as a stylish focal point, perfectly complementing the room's modern feel. With ample powerpoints thoughtfully placed around the room, you'll have plenty of options for your tech, lighting, and décor needs.

Kitchen Diner

8' 11" x 15' 9" (2.71m x 4.79m)

This fully integrated kitchen offers a sleek, modern look with clean lines and a functional layout, ideal for everyday living and entertaining. The laminate flooring adds warmth and durability, while the neutral décor provides a timeless backdrop for your personal style. A set of elegant French doors opens directly onto the private rear garden, seamlessly blending indoor comfort with outdoor enjoyment.

Reception

A bright and inviting reception space offering direct access to the upper floor via a central staircase, creating a smooth flow through the home.



Bedroom 1

11' 9" x 8' 10" (3.57m x 2.68m)

A bright and comfortable double bedroom with a window facing the front of the property, filling the space with natural light. The room boasts a double wardrobe for ample storage, soft carpet flooring for comfort, multiple power outlets for convenience, and a radiator to keep the room warm year-round.

Bedroom 2

11' 7" x 8' 3" (3.53m x 2.51m)

A bright and comfortable double bedroom with a window overlooking the private rear garden, offering a peaceful outlook. Finished with soft carpet flooring for warmth and comfort, the room also includes multiple power outlets for convenience and a radiator to keep the space cosy all year round.

Bedroom 3

8' 2" x 7' 1" (2.48m x 2.15m)

A cosy and versatile single bedroom, ideal as a child's room, guest space, or home office. Featuring a soft carpeted floor for warmth and comfort, and conveniently placed power outlets to meet your everyday needs. A window allows natural light to brighten the space, enhancing its welcoming feel.

Family Bathroom

6' 0" x 6' 6" (1.83m x 1.98m)

A stylish and well-appointed 3-piece bathroom featuring a walk-in shower for ease and convenience. The space includes a shaver socket, a large mirror with additional warm lighting for a bright yet relaxing ambiance, and a towel radiator to keep linens cosy. Designed with comfort and practicality in mind, this bathroom offers a sleek and contemporary feel.

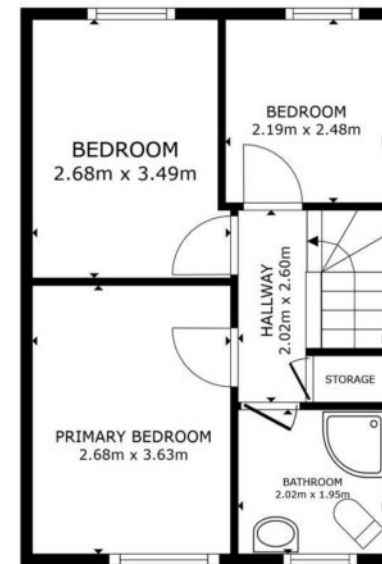




FLOOR 1



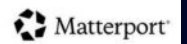
GROSS INTERNAL AREA
FLOOR 1 34.9 m² FLOOR 2 34.7 m²
TOTAL: 69.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 34.9 m² FLOOR 2 34.7 m²
TOTAL: 69.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes

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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.