





Derrick Mooney & RE/MAX Property is delighted to welcome you to this stunning 2-bedroom bungalow, boasting a beautiful design and a desirable location. This property features a private mono blocked driveway leading to a garage, ensuring convenient parking for residents and guests. The fully enclosed rear garden provides a peaceful retreat, offering picturesque views of the adjoining woodland. Inside, a standout feature of this home is the stunning sunroom, perfect for enjoying the natural surroundings throughout the seasons. Situated in a sought-after location, residents will enjoy the tranquillity of the surroundings while benefiting from excellent commuter links, making travel to nearby amenities and beyond effortless. This property presents an ideal opportunity for those seeking a well-appointed home in a peaceful yet well-connected setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Primrose Place is an incredibly popular residential area of Eliburn which boasts Eliburn Park, country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as as well as as West Lothian College.

Lounge

19' 9" x 10' 0" (6.02m x 3.04m)

This large, welcoming room features a neutral decor and is carpeted throughout for comfort. A generous front-facing window offers an abundance of natural light flooding the room, while the radiator and feature fireplace provide warmth along with two pendant ceiling lights add a touch of modern elegance.

Kitchen

9' 11" x 9' 2" (3.01m x 2.79m)

The stylish kitchen is fitted with a gas hob, electric oven, extractor hood, along with a stainless steel sink and drainer complete with a modern mixer tap and a sleek sparkle worktop and splashback wall tiles.

Sun Room

11' 7" x 10' 11" (3.53m x 3.32m)

Stunning sun room/dining room comprising of carpet, neutral decor, spotlights, wall lights along with wonderful views to the rear garden.

Double Bedroom

11' 8" x 11' 2" (3.56m x 3.41m)

This delightful room boasts neutral coloured walls, complemented by a carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A triple mirrored wardrobe provides ample hanging and shelving storage space.

Double Bedroom

11' 8" x 10' 4" (3.56m x 3.14m)

Spacious double bedroom featuring carpeted flooring, double mirrored wardrobe, a light fixture, and conveniently placed electrical outlets. A large front facing window floods the room of natural light.

Bathroom/Wet Room

7' 1" x 6' 3" (2.17m x 1.91m)

This well designed contemporary wet room/bathroom has a basin with mixer tap, toilet, base and wall vanity units, shower, wall tiles, wet wall panelling and vinyl flooring.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 72.7 m²
 TOTAL : 72.7 m²
 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.

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