



## Livingston | Thirlfield Wynd | Offers Over £340,000

Nestled in a serene woodland setting, this inviting 4-bedroom family home offers ample space with its spacious layout and cosy ambiance, it provides the perfect environment for comfortable living.





Set within the heart of Livingston Village, the coveted location of Thirlfield Wynd offers an exceptional four-bedroom detached house that promises a harmonious family lifestyle. This splendid property, flanked by a welcoming red-brick facade and nestled within West Lothian, is the quintessential home for families seeking a blend of luxury and practicality.

Upon arrival, the spacious driveway beckons, providing ample space for multiple vehicles and leading to an integral double garage equipped with power, light, and electric roller doors, complemented by a convenient utility area. Inside, the warmth of the karndean flooring greets you in the inviting hall, extending through the ground floor except from the lounge which is carpeted for extra comfort and paving the way to the heart of the home.

A front-facing lounge boasts an electric fireplace and a stone hearth, a relaxing room for enjoying cosy nights in with friends and family. Double doors open to a versatile family room, perfect as a second reception, office, or playroom. Doors open out to the well-presented rear garden and the adjoining kitchen flows seamlessly.



The kitchen is known as the heart of the home, and for good reason with this stunning property. An amazing space to gather, share stories and eat together. A culinary delight, featuring top-tier integrated appliances including a gas hob, oven, dishwasher, and double fridge and freezer, ideal for large families, generous worktops, and spotlights complete the look perfectly. Doors open to the rear garden for a spot of al fresco dining.

Simplify your laundry routine with the thoughtfully designed utility room, equipped with plumbing for both a washing machine and dryer. This space is tailored to meet your laundry requirements with ease. Additionally, enjoy direct access to the garage and outdoors, adding convenience to your everyday tasks. The conveniently located cloakroom completes the ground floor accommodation and enhances practicality.

Ascending the carpeted staircase reveals four sumptuous bedrooms, each presenting a fresh, move-in-ready canvas. The master bedroom, a serene retreat, currently houses a king size bed and enjoys double fitted wardrobes and an en suite shower room with crisp splashback tiles. All three other bedrooms are of sizeable proportions and equally as fresh and inviting. The family bathroom with its three-piece suite and shower caters to the rest of the household.

Outside, the rear garden is a landscaped sanctuary against a woodland backdrop, complete with a decked area, paved patio, and a lush lawn, ensuring a perfect setting for leisure and entertainment. The front garden is laid to lawn and the hedge provides a high degree of privacy.

Gas heating and double glazing ensure all year round comfort. Thirlfield Wynd is a true family haven where every detail is crafted for living, laughter, and lifelong memories.





#### Location:

Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is perfectly placed for easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

#### Extras:

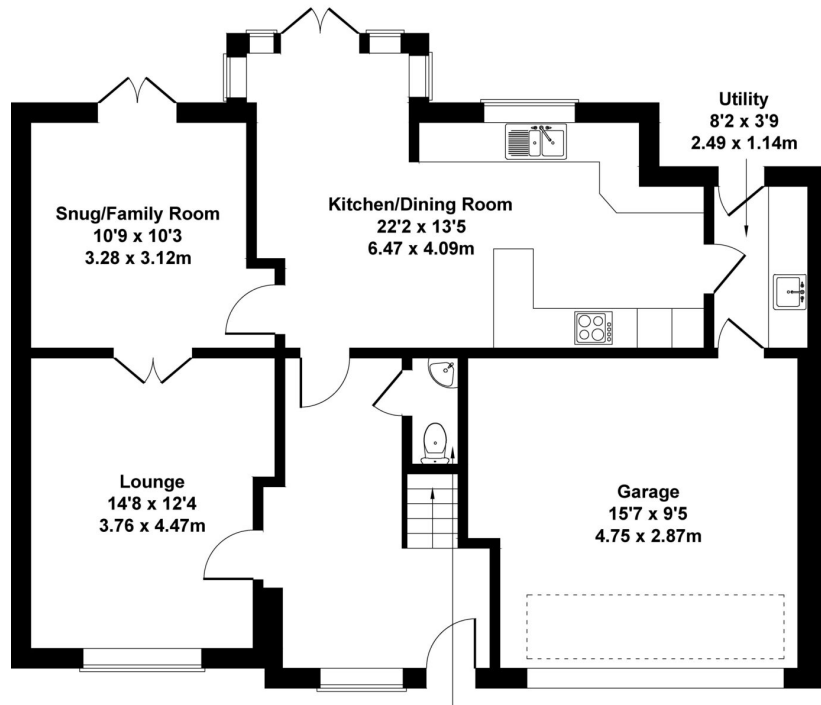
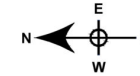
Floor coverings, light fittings (except bedroom 2), integrated oven, gas hob, dishwasher, fridge and freezer





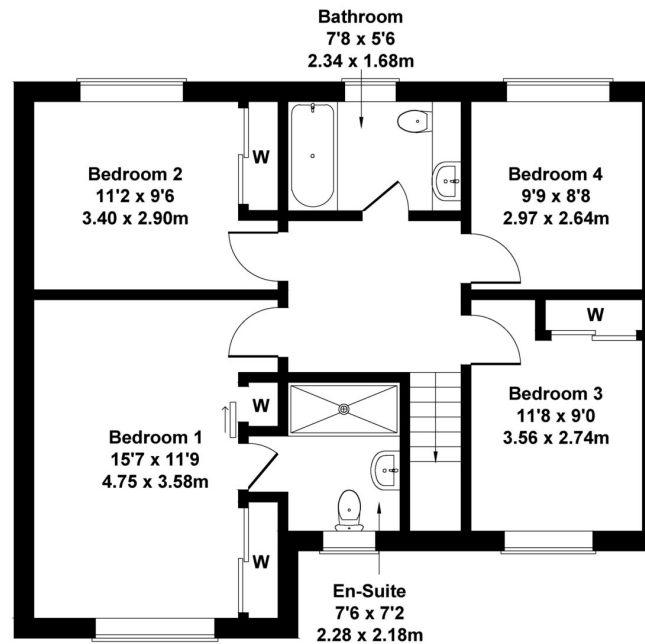
# 132 Thirfield Wynd. Livingston

Approximate Gross Internal Area  
1783 sq ft - 166 sq m



GROUND FLOOR

**Cloakroom**  
5'7 x 2'6  
1.70 x 0.76m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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