



Livingston | Oldwood Place | Offers Over £325,000

A stylish and spacious family haven in the heart of Eliburn-perfect for relaxed living, entertaining, and making memories both inside and out.



This beautifully presented detached home is a perfect sanctuary for modern family life. Thoughtfully maintained and tastefully styled, it offers the ideal balance of comfort, space and practicality. Conveniently located within easy reach of the M8 motorway and close to Livingston North train station, it's perfectly placed for commuters and families.

The home's charming exterior and immaculate double monoblocked driveway sets the tone for what lies within. Step through the front door into a welcoming entrance hallway, where a handy under-stair cupboard ensures there's a place for everything. The hallway leads to the lounge, breakfasting kitchen, dining room, and a convenient cloakroom, offering a practical and well-connected ground floor layout.

To the rear, the heart of the home awaits in the stylish yet cosy lounge. Soft carpet underfoot, neutral tones, and a feature wallpapered wall create a relaxing atmosphere, centred around an elegant electric fire and surround-perfect for cosy evenings in. Double doors open into a light-filled conservatory, offering a second reception space that's ideal for lazy weekend mornings or a quiet evening retreat. French doors lead out to the generous, south-east facing garden, inviting the outside in and creating a truly seamless connection between house and garden.



The breakfasting kitchen is a practical and social hub, designed for everyday living. Cream shaker-style units are paired with complementary worktops and stylish tiled splashbacks, delivering timeless appeal. The breakfast bar provides the perfect spot for morning coffee or after-school snacks, while integrated appliances including an oven, hob, freezer and washing machine add functionality. There's also space for a slimline dishwasher and fridge/freezer, both of which are included in the sale. A door leads directly out to the garden, making summer barbecues and alfresco dining effortless.

To the front, the bright and spacious dining room features a lovely bay window that fills the room with natural light, an ideal setting for hosting special occasions, enjoying Sunday roasts, or catching up with friends over a glass of wine. A ground floor cloakroom adds to the convenience of daily life.



Upstairs, the carpeted staircase leads to a spacious landing and four generously proportioned bedrooms. Each room is well-presented, providing flexibility for families, guests or home working. The master bedroom is a standout, elegantly styled in soft neutral tones, with triple front-facing windows that bathe the room in light. Built-in mirrored wardrobes offer excellent storage, while a charming niche creates the perfect space for a TV or display area. The en suite is sleek and contemporary, with a white three-piece suite, tiled flooring, modern wet wall panelling, and bright white splashback tiles for a crisp, clean finish.

Bedroom two is another spacious double, complete with fitted wardrobes, while bedrooms three and four are equally well-sized-ideal for children, guests, or a dedicated home office-and both benefit from built-in storage. All bedrooms are carpeted for comfort and presented in move-in-ready condition. The stylish family bathroom completes the upper level and offers a touch of luxury, with a four-piece suite including a bath, WC, wash hand basin, and a separate shower cubicle. Grey tiles and wet wall panelling create a modern, spa-like feel-perfect for relaxing after a long day.



Outside, the home continues to impress. The front garden is neat and low maintenance, framed by mature plants and shrubs that soften the landscaping. The double driveway leads to an integral garage, providing further parking or storage space. To the rear, the fully enclosed garden is a private oasis-safe for children and pets and designed for enjoyment. A spacious lawn offers plenty of room to play, while a paved patio and raised decking area with arbour provide spots to unwind and entertain. A garden shed adds extra storage, and the peaceful woodland backdrop enhances the sense of tranquillity and seclusion, making this garden truly special and rarely available in such a central location.

With gas central heating, double glazing, and cavity wall insulation, this outstanding family home combines comfort, efficiency and style in equal measure. Whether you're upsizing, relocating, or simply looking for a home that ticks every box-this gem in Eliburn is not to be missed.

Extras: Floor coverings, blinds, curtains and poles, integrated oven, hob, freezer, washing machine, free-standing slimline dishwasher, fridge/freezer, arbour and the garden shed.



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.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

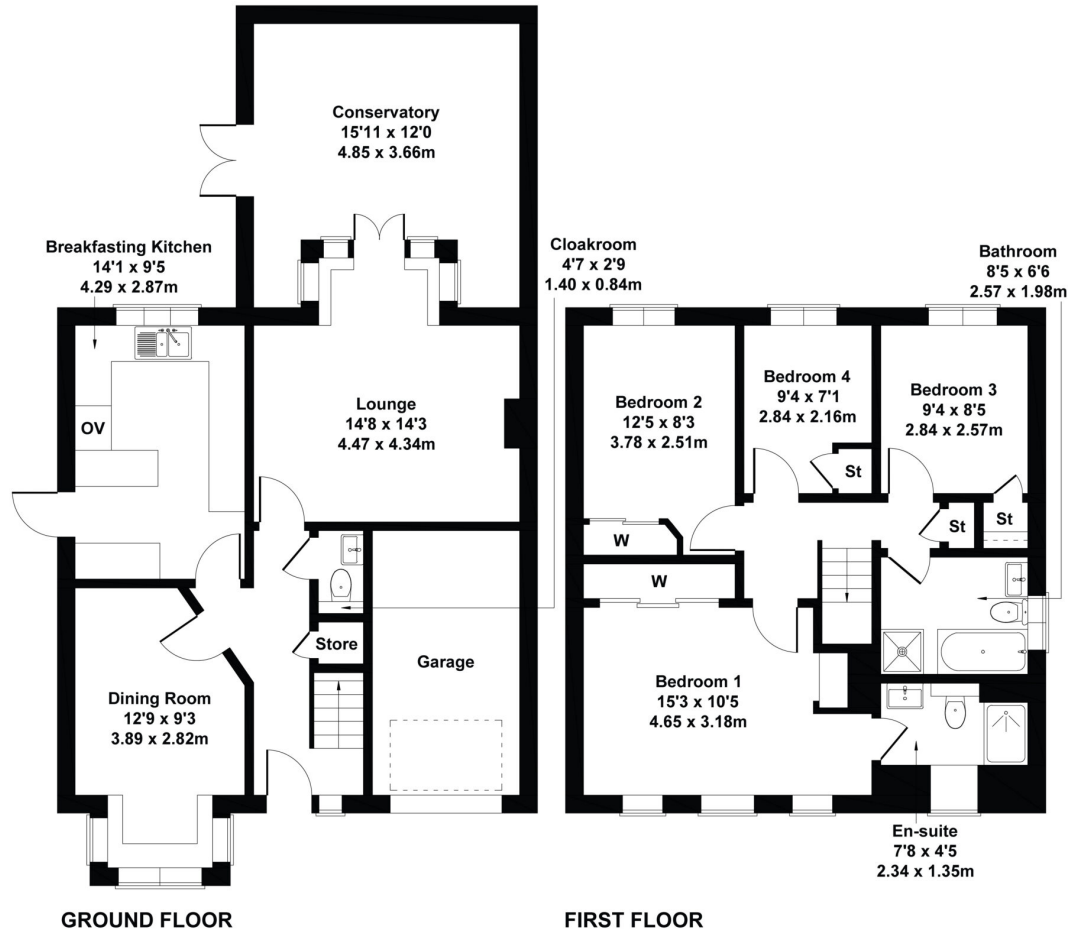
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



15 Oldwood Place, Livingston

Approximate Gross Internal Area
1543 sq ft - 143 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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