



## **Livingston | Kilne Place | Offers Over £260,000**

A spacious detached home in the heart of Eliburn, combining modern style, family-friendly living, and an enviable location.





The perfect blend of modern living and everyday convenience. This attractive detached family home is set within the ever-popular and family-friendly Eliburn area of Livingston. A prime location for those seeking excellent local schools, beautiful parks, and convenient access to Livingston North train station and major motorway links-ideal for commuting families. The property boasts fantastic kerb appeal, with a charming red brick facade and a welcoming presence from the outset. A good-sized driveway offers ample off-street parking for the whole family, leading to the front lawn and inviting entrance.

Inside, a bright and airy hallway provides access to the lounge and cloakroom, with a carpeted staircase rising to the upper landing. A side-facing window floods this space with natural light, creating a warm first impression.

The lounge is tastefully decorated, with contemporary laminate flooring and a large window overlooking the front of the property, allowing light to pour in. This is a relaxing space for everyday living, with a door leading through to the heart of the home-the kitchen/diner.



The stylish kitchen/diner features modern cream high-gloss units, ambient under-counter lighting, and complementary splashback tiling. A central peninsula adds extra workspace and a sociable touch. Integrated appliances include an oven, hob, hood, and dishwasher, with additional space for a free-standing fridge, separate freezer, and washing machine. A handy store cupboard provides additional storage. There is plenty of space for a family-sized dining table and chairs, while both patio doors and a separate rear door lead directly into the garden, making this an ideal layout for entertaining or summer living.

Upstairs, the upper landing gives access to three bedrooms and the family bathroom. A window on the landing ensures natural light continues throughout the home, and there's a hatch providing access to the loft for additional storage.

The master bedroom is a peaceful retreat, complete with fitted mirrored wardrobes and space for additional free-standing furniture. A feature wallpaper wall adds interest, and the en suite shower room adds a touch of everyday luxury.

Bedroom two is another generous double room, again with mirrored fitted wardrobes, and enjoys an open view across the private rear garden. Bedroom three is a good-sized single, finished in fresh white tones- a bright and comfortable space.

The accommodation is completed by a family bathroom, fitted with a white three-piece suite and splashback tiling.

Outside, the front garden is neatly laid to lawn, offering a smart and welcoming first impression. To the rear, the garden provides a wonderful private escape, backing onto a woodland for a tranquil, natural outlook. The generous lawn is ideal for children to play or for family gatherings, while the chipped area and paved patio creates the perfect spot for summer barbecues, evening drinks, or simply relaxing with a good book. A garden shed provides practical storage for outdoor essentials, helping keep the space neat and ready to enjoy.







The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

This home seamlessly blends spacious living, contemporary comfort, and a sought-after location perfect for family life.

Extras: floor coverings, blinds, light fittings, integrated oven, hob, hood, dishwasher free-standing fridge, freezer, x2 sofas in the lounge, garden shed and outside store x2.

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.

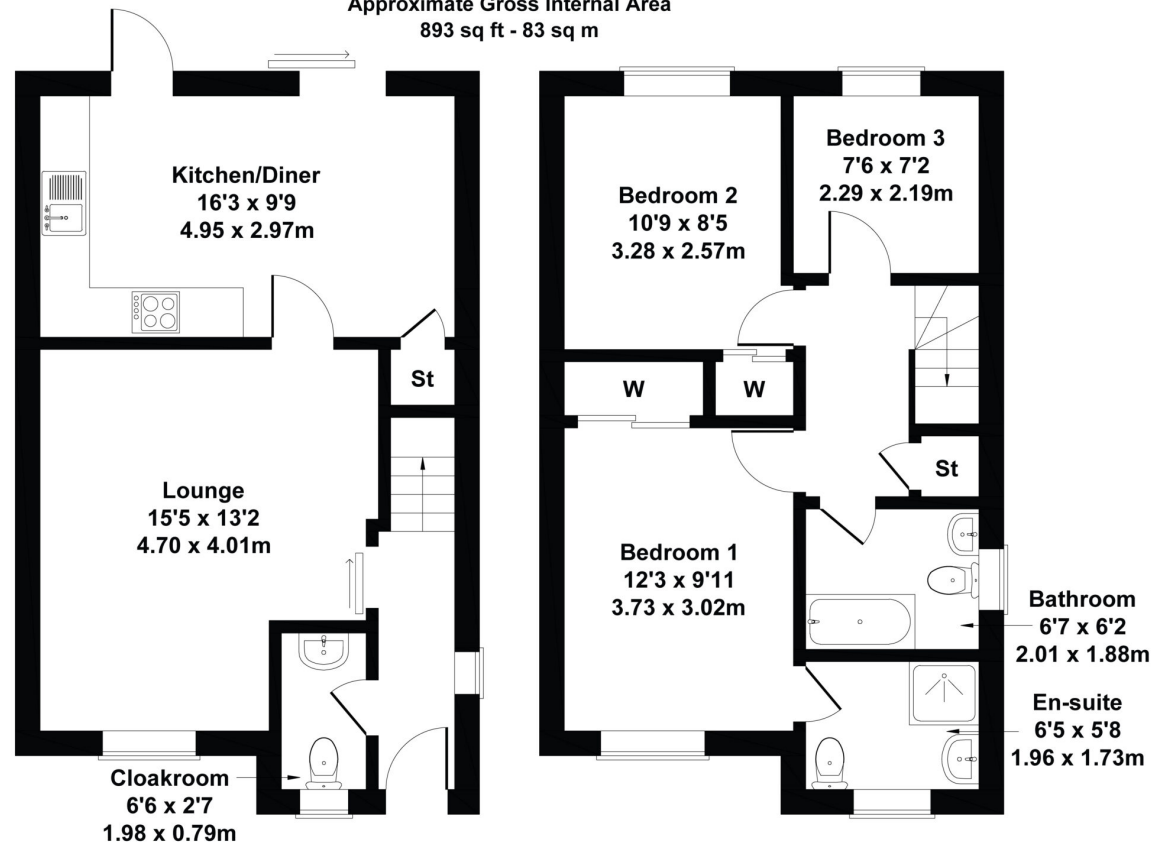
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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



## 71 Kilne Place, Livingston

Approximate Gross Internal Area  
893 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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### All Enquiries

Telephone: 01506 500 999

E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)

W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



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