



Livingston | Chuckethall Road | Offers Over £390,000

An exceptional 4-5 bedroom detached home on a prime corner plot, showcasing high-end finishes, flexible living spaces, and outstanding kerb appeal-ideal for modern family life.



Welcome to this truly outstanding family home, occupying a fabulous corner plot and boasting a host of high-spec upgrades, stylish interiors, and flexible living spaces, perfect for modern family life. From the moment you arrive, the immaculate exterior, double driveway, and detached double garage with power and lighting set the tone for what's inside.

Step into the welcoming entrance hallway and you'll immediately notice the quality and attention to detail that flows throughout the property. Kardean flooring runs seamlessly through the hallway, kitchen/diner, utility room, and cloakroom, tying the spaces together beautifully. The lounge is a beautifully appointed formal space, featuring a charming bay window and patio doors that bathe the room in natural light. A striking gas fireplace forms a warm and inviting focal point, complemented by soft, cosy carpet underfoot. Double doors lead through to the dining room, where a second set of patio doors opens directly onto the garden-creating the perfect setting for family meals and memorable gatherings, with a seamless flow between indoor and outdoor living.



The home also benefits from a versatile additional public room on the ground floor, currently used as a family room but equally suited as a fifth bedroom, office, or playroom. Decorated in neutral tones and finished with laminate flooring, this space is ideal for flexible family living. A handy downstairs cloakroom has been stylishly upgraded for added convenience.

The kitchen/diner is an absolute showstopper-sleek and modern, with high gloss grey wall and base units, streamlined integrated appliances including a combination oven/microwave, additional oven, 5-burner gas hob, integrated dishwasher, bin storage, a full-sized fridge, and a separate freezer. A bay window creates a light-filled dining space, ideal for family meals or relaxed morning coffees. The adjoining utility room offers the same quality finishes, with matching units, sink, integrated washer and dryer, and a door leading to the outside-a practical and well-designed area.

Upstairs, the home continues to impress with four beautifully presented double bedrooms and a spacious family bathroom. The stunning master bedroom features fitted wardrobes and tasteful decor, as well as access to a luxurious en suite shower room with high-end finishes. Bedroom two is another generous double, also with fitted wardrobes and its own stylish en suite, making it perfect for guests or teenagers. Bedrooms three and four are equally well-appointed, offering ample space and built-in storage, all finished to a high decorative standard.

The family bathroom is a standout feature of the home, recently upgraded to an exceptional standard with a four-piece suite including a freestanding bath, separate shower, WC and wash hand basin. Marble-effect tiling, panelled ceiling, and elegant lighting create a spa-like atmosphere for ultimate relaxation.



Practical storage is a key feature throughout, with two generous store cupboards on the upper landing-one housing the water tank-as well as access to a partially floored loft via a pull-down ladder, complete with lighting. The property further benefits from gas central heating, double glazing, and a consistent quality of flooring and finish throughout. Enhanced security features include a full alarm system, Ring doorbell, and external Ring cameras, offering peace of mind for homeowners.



This is a home where no detail has been overlooked-a truly superb family property offering style, space, and functionality in equal measure. Early viewing is highly recommended to appreciate the standard and lifestyle on offer.

Extras: Floor coverings, blinds, light fittings (except dining room), curtains (except lounge) integrated oven/micro, oven, plate warmer, gas hob, fridge, freezer, washing machine and dryer.

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.

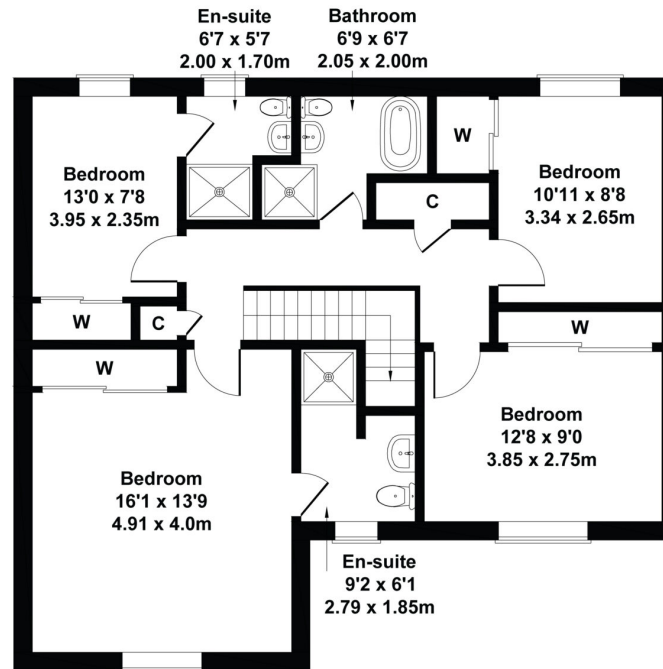
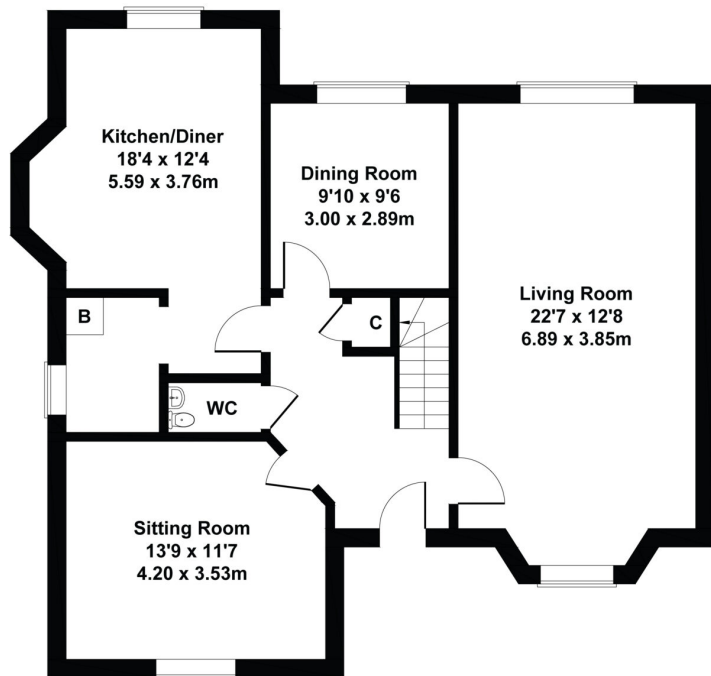
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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



4 Chuckethall Road, Livingston

Approximate Gross Internal Area
1765 sq ft - 164 sq m



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



All Enquiries

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