



121 Buchanan Crescent, Livingston

In Excess of £245,000



RE/MAX
Estate



121 Buchanan Crescent

Livingston, Livingston

Charming 3-bed detached villa in Elieburn, Livingston. Well-presented with lounge diner, kitchen, office space, driveway, and lovely gardens. GCH & DG. Ideal family home. Freehold with no factor fees. Early viewing recommended.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Hallway

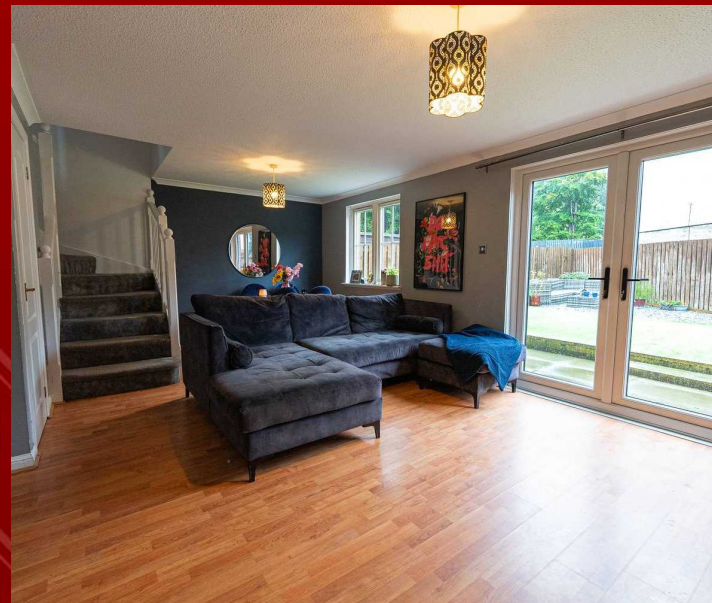
7' 10" x 3' 8" (2.39m x 1.13m)

welcoming hallway with centre ceiling light radiator laminate flooring giving access to lounge, kitchen, and converted garage to office space finishing off this modern hall a new composite door

Lounge

13' 2" x 12' 9" (4.02m x 3.89m)

this spacious lounge diner offers a bright and airy atmosphere, with large windows providing stunning views over a beautifully maintained garden. The open layout allows for ample space to arrange free-standing furniture to your liking, creating a versatile and welcoming living area. The dining space is well-defined yet seamlessly integrated into the room, perfect for hosting family meals or entertaining guests. The lounge features sleek laminate flooring that adds a modern touch, while the central lighting fixture provides a warm and inviting ambiance. A radiator ensures the room stays cozy during cooler months. The charming French doors open out to the garden, blending indoor and outdoor living and completing the delightful appeal of this lounge diner.





Bedroom 1

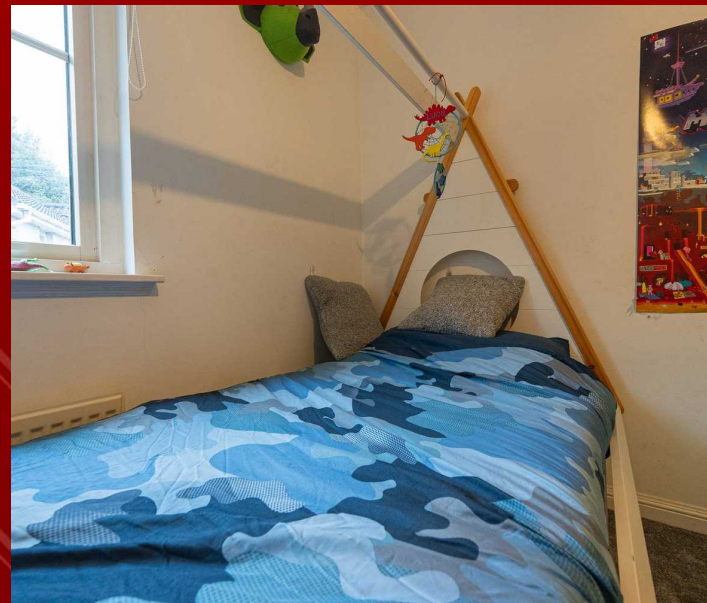
12' 4" x 10' 3" (3.77m x 3.13m)

The bedroom is a spacious and inviting space with a modern yet cozy ambiance. The room is illuminated by a combination of center and spotlights on the ceiling, providing a balanced and adjustable lighting scheme that enhances the room's atmosphere. On either side of the room, there are two sets of double wardrobes, offering ample storage space for clothing and personal belongings. The wardrobes have sleek, contemporary designs, likely with mirrored or wooden panel doors that blend seamlessly with the room's aesthetic. The flooring is covered with a soft carpet, adding warmth and comfort underfoot. The carpet's colour is likely a neutral light grey, which complements the overall décor and creates a calming and elegant environment. Overall, the bedroom is designed to be both functional and aesthetically pleasing, with a layout that maximizes space and light, making it a perfect sanctuary for relaxation.

bedroom 2

8' 7" x 10' 8" (2.62m x 3.24m)

The second bedroom is a generously sized room featuring a large rear-view window that overlooks a beautiful garden, allowing plenty of natural light. This window not only brightens the room. At the centre of the room is a single ceiling light fixture, providing ample illumination and creating a warm, cosy atmosphere. The flooring is covered with carpet, which adds warmth and comfort, making the room feel cosy and inviting underfoot. Good size double wardrobes, offering plenty of storage space. A radiator is positioned conveniently within the room, ensuring it remains warm and comfortable during cooler months.





Landing and stair

The stairs and landing are carpeted, providing a soft and quiet surface underfoot. A lovely window on the stairs allows natural light to brighten the area, creating an airy feel. The landing provides access to all three bedrooms and the bathroom and features a convenient storage cupboard for additional organization.

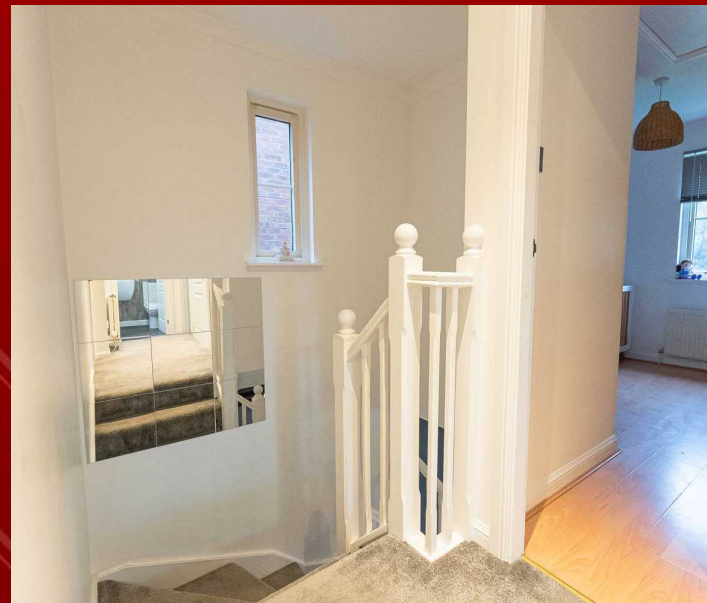
Bathroom

12' 2" x 5' 6" (3.70m x 1.67m)

The bathroom has a modern design featuring a P-shaped bath with a glass screen and a mains-powered shower. The walls are covered with sleek, waterproof panels, adding a contemporary touch. A floating sink is paired with a modern vanity unit, providing a clean and minimalist look. The room is well-lit with a central light and spotlights, enhancing its bright and spacious feel. A heated towel rail adds warmth and comfort, while decorative shelves offer stylish storage. Large side and front windows allow natural light to fill the space, making the bathroom both functional and inviting.

Converted Garage to Office

This spacious room, originally a garage, has been recently converted into an office space. With ample room and flexibility, it could easily serve as a fourth bedroom if needed. The conversion has created a functional and adaptable area, ideal for various uses.





GARDEN

The rear garden is low-maintenance with year-round green artificial grass and a decorative chipped border. It features a sunlit patio for relaxing or dining, an outdoor tap, and exterior lighting. The fully enclosed patio ensures privacy and security, with a side gate for easy access. .

FRONT GARDEN

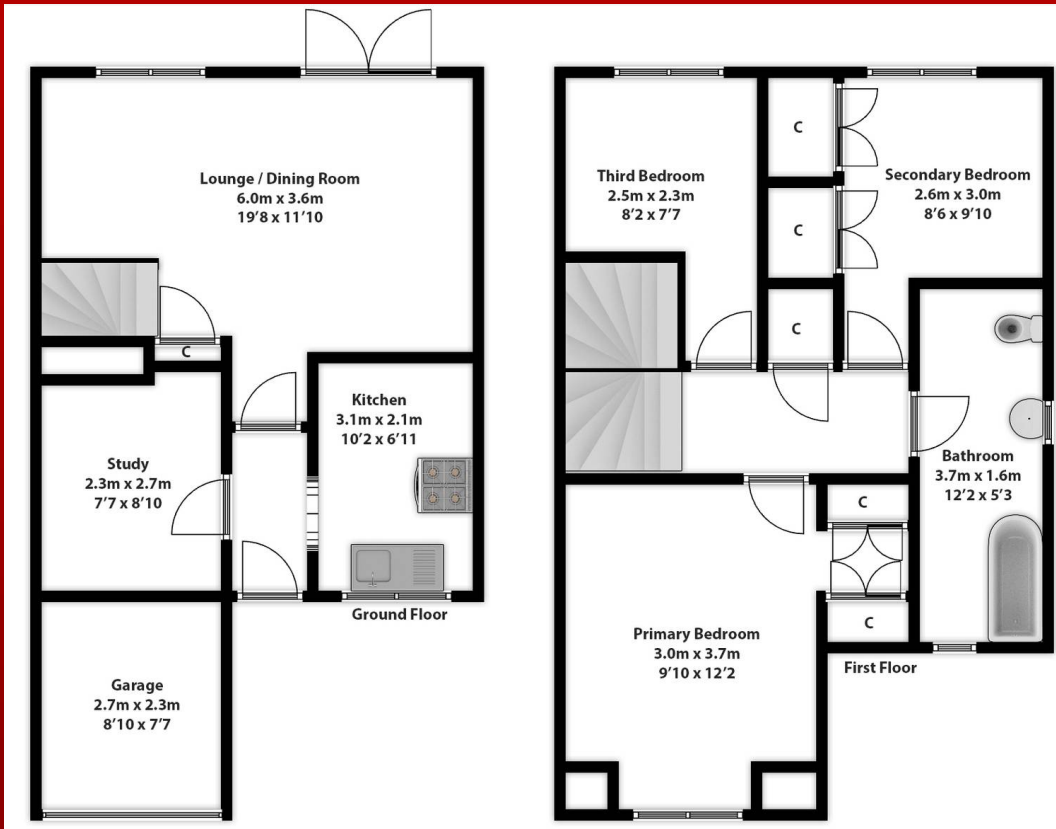
The front garden is mainly laid to lawn with paving to the front door.

DRIVEWAY

1 Parking Space

Driveway to the front of the property and on street parking adjacent to the property with a side pass to front door.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	86
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	66	84
	EU Directive 2002/91/EC	



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

07432303118

nmcfarlane@remax-scotland.net

<https://www.remax-scotland.net>



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