



20 Elburn South, Livingston

Offers Over £144,000



**RE/MAX**  
Estate



## 20 Eliburn South

Livingston, Livingston

Charming lower villa with spacious garden in Eliburn South, Livingston. Features 2 double bedrooms, family bathroom, functional kitchen, lovely lounge, front and rear gardens, private drive. Expansive rear garden with patio, lush lawn, and mature hedgerows.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Lounge/Diner

17' 9" x 15' 3" (5.40m x 4.65m)

The generously sized lounge is bright and airy, with two large windows at the front of the property that allow for ample natural light. The space easily accommodates a dining table and chairs, with two large storage cupboards providing extra functionality. The room offers direct access to both the kitchen and hallway, making it convenient and practical. It is fitted with a centrally placed lighting fixture and efficient radiators to ensure comfort throughout the year.

### Hall

16' 4" x 4' 1" (4.97m x 1.24m)

Upon entering the property through a PVC half-glazed door, natural light filters into a well-sized hallway. This area offers ample space for coats and jackets, making it practical for everyday use. From the hallway, there is access to the lounge, two bedrooms, and the bathroom. The space is completed with a radiator for warmth and center lighting, ensuring a bright and welcoming atmosphere.

### Kitchen

11' 5" x 7' 9" (3.48m x 2.35m)

The kitchen features a large rear window overlooking the garden, with vinyl flooring and center spot ceiling lights providing a bright, functional space. It includes a very large pantry storage cupboard, a gas hob, oven, and extractor fan, along with dedicated spaces for both a dishwasher and washing machine. There is a good amount of storage cupboards, splashback tiles for easy maintenance, and convenient access to the rear garden, making it a well-designed and practical kitchen setup.





### **Bedroom 1**

13' 1" x 10' 8" (3.99m x 3.26m)

Lovely good size main bedroom! with a rear view window adding a lot of natural light and a nice view, the triple wardrobes are great for keeping everything organized. laminate flooring and a centre light finishes the bedroom off.

### **Bedroom 2**

The second bedroom is an excellent double-sized room located at the front of the property. It features cozy carpet flooring, adding comfort underfoot, and is equipped with center lighting, creating a well-lit space. A radiator ensures the room stays warm and comfortable year-round.

### **Bathroom**

7' 1" x 6' 7" (2.16m x 2.01m)

The bathroom features modern splashback tiling around the sink and WC a good size bathtub with an overhead electric shower and a sleek glass screen. A wall-mounted radiator ensures warmth, while the rear-facing window allows plenty of natural light to brighten the space. A stylish tiled shelf adds a practical and aesthetic touch, making the bathroom both functional and visually appealing.





## **GARDEN**

Lovely garden! Having a spacious patio and lawn, along with mature hedgerows and trees, must create a great outdoor space. The added features like outside lighting and a water tap make it even more functional. side gate leading to the front of the property.

## **FRONT GARDEN**

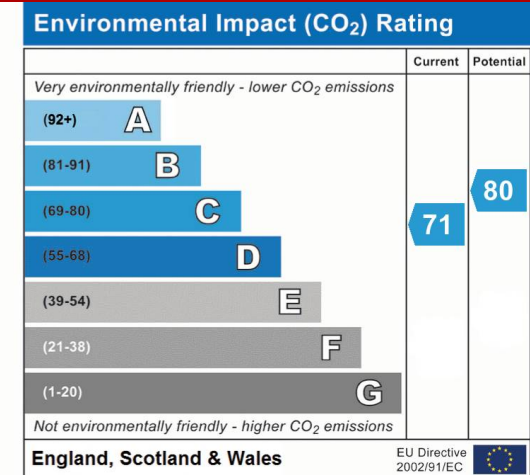
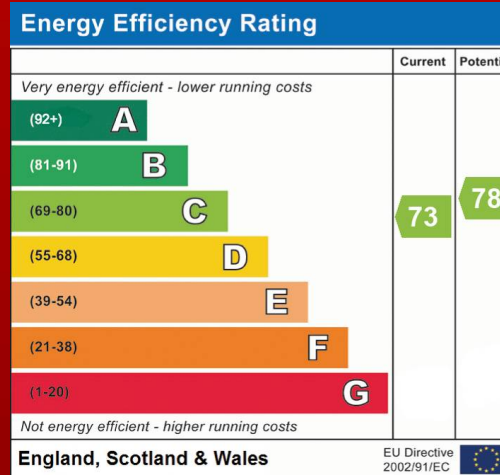
The front of the property has a garden area to the rear of the drive mainly laid to chipping stones

## **DRIVEWAY**

1 Parking Space

Private drive mainly laid with chipping stone and paving.







## Re/max Estates

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