



RE/MAX
Estate



Thuckethall Road, Livingston

over £389,000



54 Chuckethall Road

Livingston, Livingston

Chloe Mason from RE/MAX Estates welcomes to the market this impressive 5-bedroom, 5-bathroom detached family home.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Kitchen Diner

This stunning open-plan kitchen diner is a bright and inviting space, featuring French patio doors and Velux windows that flood the room with natural light. The fresh, neutral décor enhances the modern feel, while the generous layout offers plenty of room for both formal and informal dining. The adjoining kitchen is well-equipped with integrated appliances, including a fridge freezer, dishwasher, four-point hob, and extractor hood, combining style and functionality. A perfect setting for relaxing or entertaining, with seamless access to the garden for al fresco dining and picturesque views.

Utility Room

Perfectly positioned next to the kitchen, this practical utility room offers additional space for appliances, including an under-counter fridge or freezer, washing machine, and tumble dryer. With a combination of wall and base cupboards, as well as a large additional storage cupboard, there is plenty of room to keep everything organised. The utility room also provides convenient access to the downstairs WC, making it a highly functional addition to the home.

Family Room

This stylish and spacious family room is seamlessly open to the kitchen diner, offering a versatile area that can be used as an additional dining space or a cosy family lounge. Featuring modern spotlighting, fresh neutral décor, and excellent floor space, this room provides the perfect balance of style and practicality for modern living. An inviting and flexible space, ideal for both everyday family life and entertaining.



Lounge

This inviting lounge offers a cosy and private retreat, separate from the main downstairs living areas. Featuring soft carpeted flooring and ample space for all associated lounge furniture, it provides the perfect setting to unwind. A charming bay window floods the room with natural light, while the fireplace adds warmth and character, creating a comfortable and relaxing atmosphere.



Bedroom 5

Positioned at the front of the home to enjoy private views, this generously sized ground-floor bedroom offers flexible long-term living. With ample space for bedroom furniture, it provides a comfortable and adaptable setting—ideal as a guest room, a dedicated home office, or a multi-purpose space to suit your needs. The room also benefits from direct access to a private en-suite, adding to its convenience and appeal.

Bedroom 5 En-Suite

Conveniently placed, this en-suite features a modern P-shaped bath, WC, and sink, offering both style and practicality. A large built-in storage cupboard provides excellent space for essentials, while the side-facing window allows natural light to brighten the room. A functional and well-designed addition to Bedroom 5, ensuring comfort and convenience.

Upper Hallway

The carpeted staircase leads you to the spacious upper hallway, which provides access to all bedrooms, bathrooms, and the convenient attic space. A large airing cupboard offers additional storage, enhancing the layout and organisation of the upper floor, while ensuring easy access to every area of the home.

Master Bedroom

This generously sized master bedroom is front-facing, with carpeted flooring adding warmth and comfort. The room features large sliding-door wardrobes, providing plenty of storage space to keep your belongings organised. With ample space for furnishings, this room offers a relaxing retreat. Access to the en-suite completes this private and well-appointed master bedroom.

Master Bedroom En-Suite

The en-suite to the master bedroom features a sleek walk-in shower with a rainfall showerhead, offering a luxurious and refreshing experience. It also includes a WC and modern sink, combining convenience and style for a tranquil, private space.





Bedroom 2

A spacious and inviting room, Bedroom 2 offers front-facing views and is fitted with carpeted flooring. The large room provides ample space for bed furnishings, with the added benefit of a built-in wardrobe for convenient storage. This bedroom also boasts access to a generously sized en-suite, perfect for your own private comfort.

Bedroom 2 En-Suite

The en-suite features a walk-in shower tray, offering easy accessibility, alongside a WC and modern sink. Thoughtfully designed, this space provides practicality and convenience, complementing Bedroom 2 perfectly.

Bedroom 3

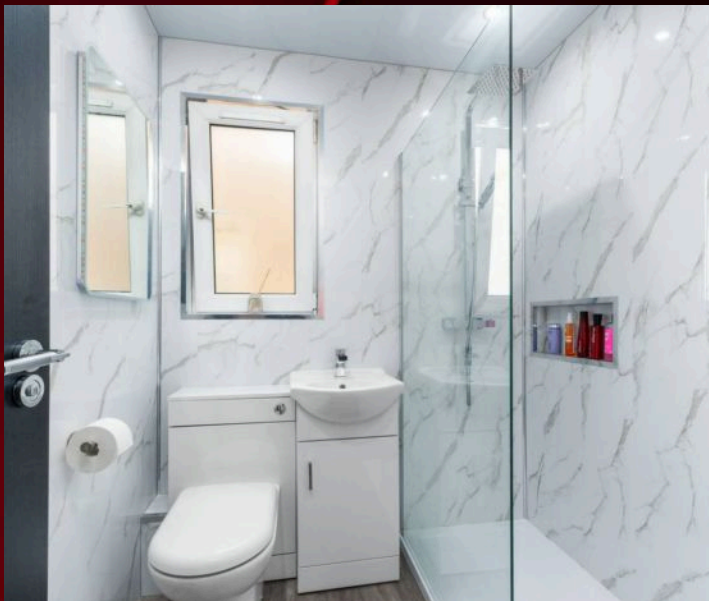
Bedroom 3 is a well-proportioned double room with soft carpeted flooring, creating a warm and inviting ambiance. A large window allows natural light to stream in, enhancing the bright and airy feel. With plenty of space for furniture, this room offers flexibility to suit a variety of needs.

Bathroom

The bathroom is fully tiled for a sleek and practical finish, featuring a bath with a shower over, a WC, and a sink. Conveniently located at the top of the stairs, it serves all bedrooms.

Bedroom 4

Bedroom 4 is a generously sized double room with lovely views over the garden grounds. The well-proportioned layout provides plenty of space for furniture, making it a comfortable and versatile retreat.





REAR GARDEN

The rear garden is designed for both practicality and enjoyment, featuring a low-maintenance astroturf lawn, a decked seating area, and a dedicated play space for children. Enclosed by private fencing and enhanced with mature shrubs, the garden offers a secure and peaceful outdoor retreat. Additional storage is provided by garden sheds, ensuring ample space for tools and equipment.



54 Chuckethall Road Livingston, EH54 8FB



Approx. Gross Internal Floor Area 1823 sq. ft / 169.45 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	86
(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	EU Directive 2002/91/EC	



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