



65 Oldwood Place, Livingston

Offers Over £334,000





## 65 Oldwood Place

Livingston, Livingston

\*Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present this spacious four bedroom property in the popular location of Eliburn, Lounge, kitchen/dining room, and family bathroom.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Hallway

12' 2" x 3' 1" (3.71m x 0.95m)

The entrance hall is warm and inviting, featuring a half-glazed door that allows natural light to flood the space. A central light fixture provides illumination, while a stylish radiator adds both warmth and charm. The laminate flooring is sleek and durable, tying the space together.

### Lounge

14' 9" x 12' 5" (4.50m x 3.79m)

The lounge is a bright and airy space, thanks to a large window that offers stunning views over the beautiful rear garden. The room is filled with natural light, creating a warm and welcoming atmosphere. A central light fitting adds an elegant touch, while 2 radiators ensures comfort throughout the year. The laminate flooring complements the space perfectly, and a feature fireplace adds both character and warmth to the room.

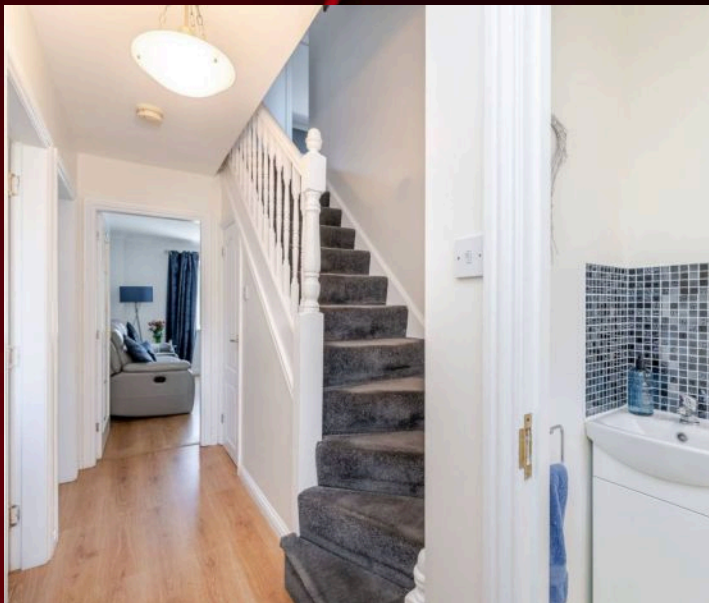
### Dining Room

10' 8" x 8' 11" (3.26m x 2.72m)

The dining room is a very inviting and spacious area, featuring a large front-facing window that allows plenty of natural light to fill the room. The laminate flooring adds a sleek, modern touch, while a feature hanging light fixture creates a warm and stylish focal point. With ample space for a table and chairs, the room is perfect for both everyday meals and entertaining guests. The modern décor enhances the overall atmosphere, and a radiator ensures the room stays cozy year-round, making it a perfect place to gather with family and friends.

### Kitchen/Diner

The kitchen is modern and well-equipped, featuring sleek splashback tiling and contemporary décor throughout. The LVT vinyl flooring is both durable and easy to maintain, while spotlights and ceiling lights provide excellent illumination. Equipped with integrated appliances, the kitchen boasts a dishwasher, washing machine, double oven with grill, a 5-ring gas hob, and an extractor fan. There's also space for a fridge-freezer. Large side and rear windows allows natural light to pour in, offering lovely views of the garden, and a half-glazed door further enhances the light and airy feel.







### Bedroom 1

This lovely-sized master bedroom offers direct access to the ensuite shower room and benefits from two large front-facing windows that allow plenty of natural light to fill the space. The room features triple fitted wardrobes, a central light fitting, and a radiator, combining practicality with comfort for a bright and welcoming atmosphere.

### En Suite

The lovely ensuite shower room is a modern and stylish space, featuring a double-sized shower cubicle with a glass screen and contemporary splashback tiles.

### Bedroom 2

The second bedroom is a good size, offering a bright and spacious atmosphere with a rear-facing window that allows plenty of natural light to fill the room. There's ample space for free-standing furniture, making it a versatile space for various needs. The room is fitted with soft carpet flooring, adding warmth and comfort, while a central light fitting ensures the room is well-lit.

### Bedroom 3

This good-sized double bedroom is both stylish and functional, featuring triple wardrobes that provide ample storage space. A decorative shelf adds a touch of character to the room, while the front-facing window offers lovely views and lets in plenty of natural light. The room is finished with soft carpet flooring, a central light fixture, and a radiator for year-round comfort.

### Bedroom 4

This good-sized single bedroom is currently being used as an office space, offering versatility for various needs. It features a rear-facing window with lovely views over the garden, allowing natural light to brighten the room. The triple fitted wardrobes provide ample storage, while the carpet flooring adds warmth and comfort.

### Family Bathroom

A modern-style bathroom is both stylish and functional, featuring a bath with an over-bath electric shower and a sleek glass screen. Spot lighting provides excellent illumination, and the radiator ensures warmth and comfort. The laminate flooring complements the space, while splashback tiling adds a clean, contemporary touch.







### **Front Garden**

The front garden is beautifully presented, mainly laid to a neat lawn that enhances its curb appeal. At the center, a bordered flower bed bursts with vibrant blooms, adding a splash of color and charm to the space. The carefully curated planting creates a welcoming and picturesque atmosphere, making a lasting impression and elevating the overall appeal of the property. This well-maintained front garden adds to the home's inviting and attractive exterior.

### **Rear Garden**

The stunning rear garden is a true credit to the current owner, offering a beautifully maintained and inviting outdoor space. A neat lawn area provides a vibrant green backdrop, while attractive borders filled with mature shrubs and trees add a sense of tranquility and charm. A lovely wooden decking area is perfect for outdoor relaxation, and the paved patio offers a great spot for dining or entertaining. Paving runs around the property, enhancing the garden's appeal.

### **DRIVEWAY**

#### **2 Parking Spaces**

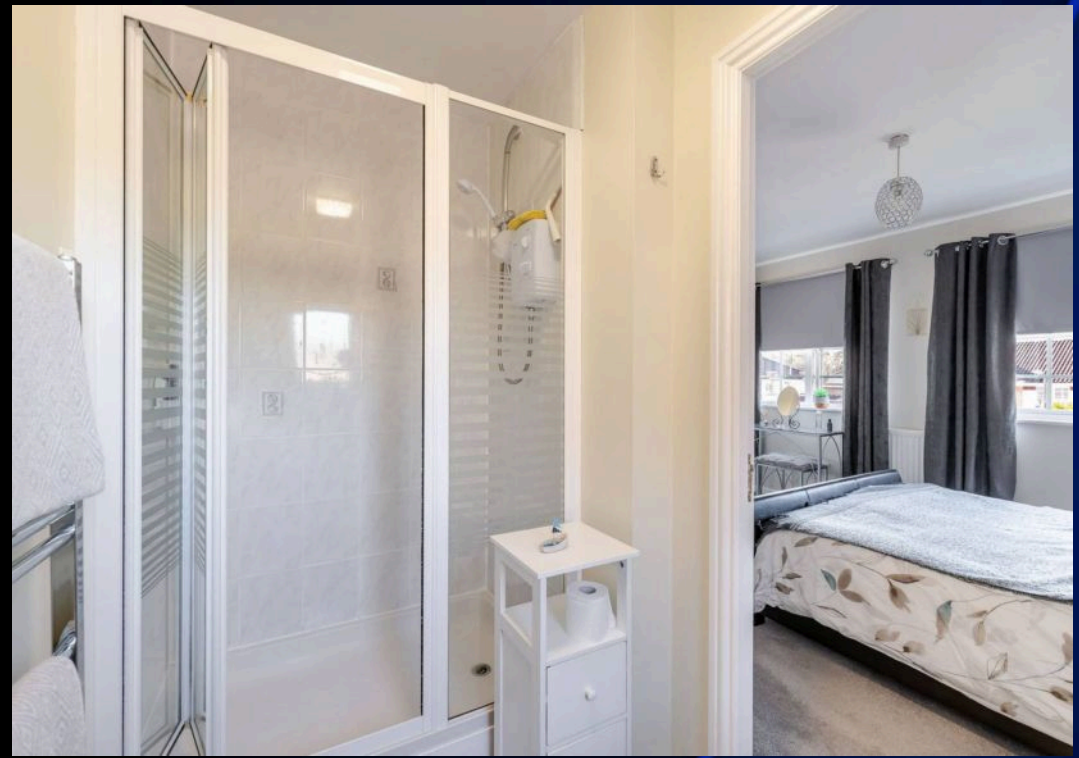
The property features a stylish monoblock double driveway at the front, providing convenient parking for two vehicles. The neat and durable paving not only adds to the curb appeal but also offers a practical solution for off-road parking. With plenty of space for two cars, the driveway ensures easy access and a secure spot for vehicles, enhancing the overall functionality of the property.

### **GARAGE**

#### **Single Garage**

The good-sized garage features an up-and-over door for easy access and offers both practicality and versatility. It benefits from having power, making it ideal for a variety of uses, from storing tools to setting up a workshop. With ample space for a vehicle or additional storage, the garage provides excellent storage solutions and enhances the overall functionality of the property. Whether used for parking or as a storage area, it adds valuable space to the home.





65 Oldwood Place, Livingston, EH54 6US



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	





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