



158 Barclay Way, Livingston

Offers Over £185,000



158 Barclay Way

Livingston, Livingston

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present Fully refurbished 3-bedroom one of which has an En suite, good size Lounge, kitchen family bathroom. Ideal for family living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

The entrance hall offers a warm and welcoming first impression with new PVC door, featuring stylish new décor and fresh laminate flooring that adds a modern touch. From here, there is access to main lounge, bedroom 3, bathroom and upper level sleek radiators provides warmth, the hall also befits from a storage cupboard with hangers for coats and jackets while a central light fitting brightens the space, enhancing the clean and contemporary feel of the hallway.

Lounge

15' 7" x 12' 2" (4.76m x 3.70m)

This great-sized lounge is bright and inviting, thanks to a large rear-facing window that allows plenty of natural light to flood the space. It offers easy access to the kitchen and rear hallway, making it both practical and comfortable. The room features brand-new carpet flooring, fresh modern décor, and stylish centre light fittings. A standout feature is the contemporary wood panelled wall, which adds warmth and character, setting the room off beautifully.

Kitchen

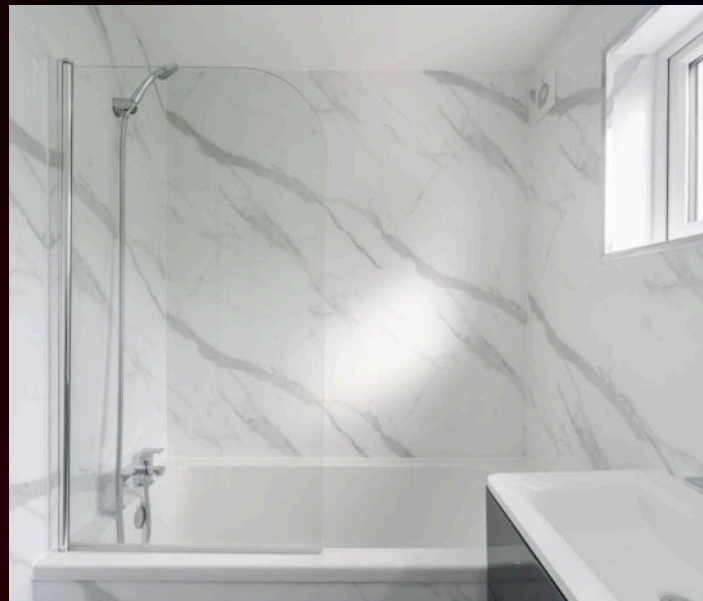
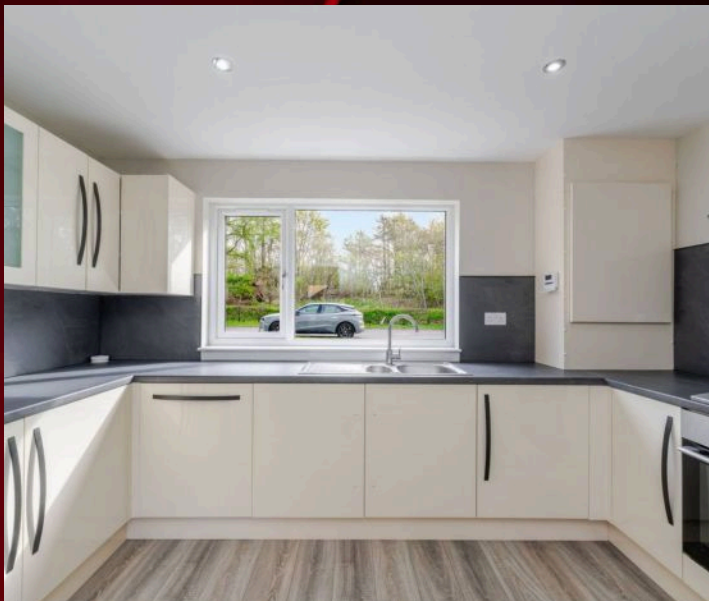
12' 1" x 9' 6" (3.69m x 2.90m)

This well-equipped, modern, newly fitted kitchen is designed for both style and functionality. It boasts ample storage with numerous cupboards, along with integrated appliances including a fridge freezer, washing machine, dishwasher oven, and a gas hob with an extractor fan. The kitchen offers generous worktop space, complemented by a sleek stainless steel sink and drainer with a modern mixer tap. A large window provides a pleasant outlook to the front of the property, filling the space with natural light.

Bathroom

6' 6" x 5' 6" (1.99m x 1.67m)

The bathroom features a sleek, modern design with high-spec wet wall finishings, providing a stylish and low-maintenance space. It is equipped with a new bath and an over-bath shower, complete with a glass screen for a contemporary touch. The vanity sink unit and modern WC add both functionality and style, while a centre light fitting brightens the room. New vinyl flooring enhances the overall look, and a front opaque window ensures privacy.





Bedroom 1

This beautiful bedroom offers a comfortable and stylish retreat, featuring generous wardrobe and storage space along with access to its own private en-suite shower room. The room is enhanced by brand-new carpet flooring, a centre ceiling light, and a newly installed radiator, ensuring warmth and comfort. A rear-facing window allows for natural light and a peaceful outlook, while the fresh, modern décor adds a bright and welcoming feel to the space.

En Suite

7' 8" x 3' 2" (2.34m x 0.97m)

This fantastic high-spec, fully fitted en suite shower room features a sleek walk-in shower cubicle with an electric shower and stylish wet wall finish. The space is enhanced by modern laminate flooring, spot lighting, and a heated towel rail for added comfort. A contemporary vanity sink with built-in storage and a modern WC complete the look, combining both functionality and elegant design.

Bedroom 2

This spacious rear-facing double bedroom is beautifully presented with fresh new décor and brand-new carpet flooring, creating a cosy and modern atmosphere. A standout feature is the walk-in dressing room, offering excellent storage and convenience, making this bedroom a perfect blend of comfort and functionality.

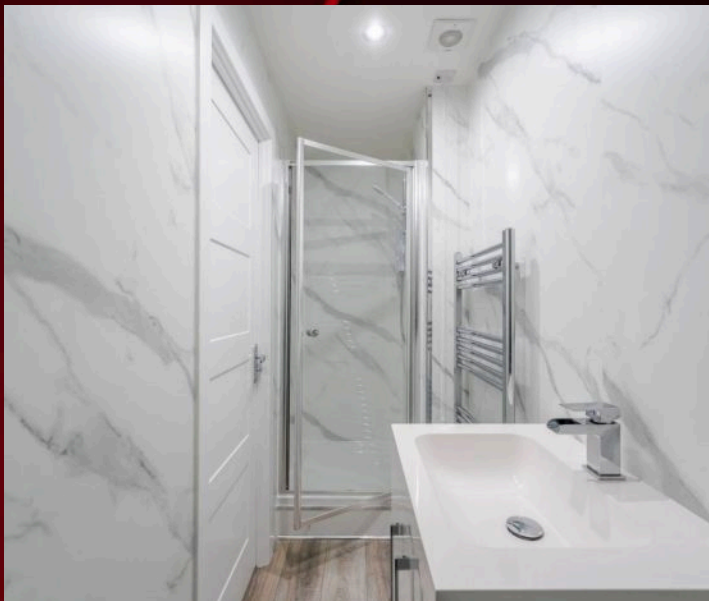
Bedroom 3

13' 11" x 8' 3" (4.25m x 2.52m)

This excellent third bedroom, located on the ground floor, offers great versatility and could easily be used as a second reception room. It features fresh new décor and brand-new carpet flooring, giving it a clean and modern look. Centre light fitting enhances the space, while a built-in storage cupboard adds practicality. A rear-facing window brings in natural light, making the room feel bright and welcoming.

Rear Hall

The rear hall is a practical and well-designed space, ideal for storing coats, jackets, and shoes. It features a handy built-in storage cupboard, fresh décor, and a central ceiling light that brightens the area. With access to the lounge and direct entry to the rear garden through a new PVC door, it offers both convenience and functionality.





FRONT GARDEN

The front garden has been fully cleared and newly seeded with grass, creating a fresh and inviting appearance. A paved stone pathway leads to the main front door, offering easy access. The garden is fully enclosed with fencing and features a gate, ensuring privacy and security. Additionally, the garden benefits from an outdoor water tap, providing convenience for gardening or other outdoor tasks.

REAR GARDEN

The large rear garden is primarily laid with new chipping stones, creating a low-maintenance and attractive outdoor space. A paved path leads to the rear door, providing easy access to the garden. The area is fully enclosed with new fencing, offering both privacy and security, and features a rear gate for convenient entry. As a thoughtful addition, the owner has gifted a large wooden shed, perfect for storage or additional use, making this garden both practical and appealing.

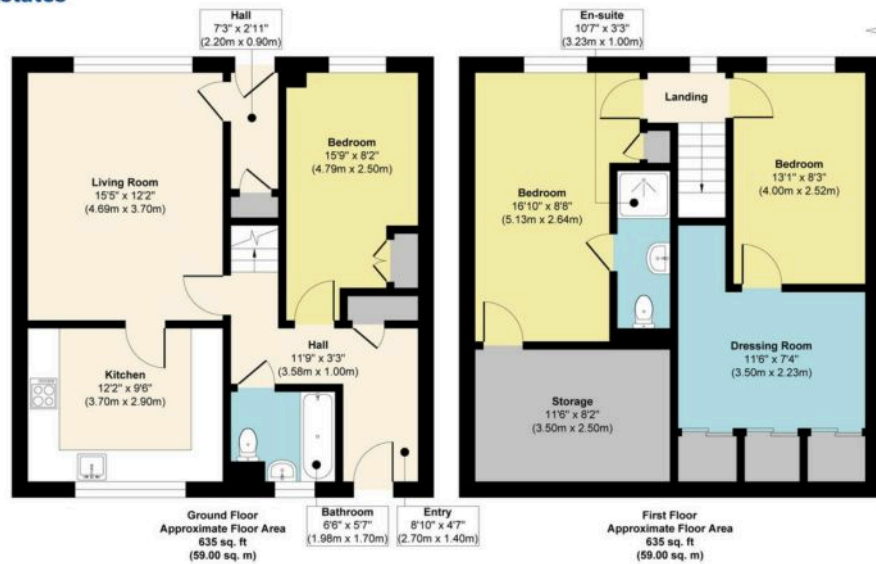
ON STREET

on main road or car parking area to end of the block





158 Barclay Way, Livingston, EH54 8HB



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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		86
(69-80) C	69	
(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		



RE/MAX
Estates



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

