



4 Glencorse View, Livingston

Offers Over £470,000





## 4 Glencorse View

Livingston, Livingston

Nicole Mcfarlane with RE/MAX Estate Agents, Linlithgow, is proud to present to the market this beautifully presented 4-bedroom detached family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### **Kitchen Diner**

Positioned at the rear of the property is the heart of the home – a bright, expansive open-plan living space. The kitchen boasts sleek grey cabinetry, integrated oven, five-burner gas hob with extractor, and breakfast bar with seating. Flowing seamlessly into the family/dining area, this zone is perfect for modern family life and entertaining. Twin sets of French doors provide direct access to the rear garden and allow light to pour in, highlighting the stylish flooring throughout.

### **Lounge**

To the front of the property, the formal lounge offers a peaceful retreat, ideal for relaxing or entertaining. This generous room features plush grey carpets, clean white walls, and a large window that floods the space with natural light. There's ample space for both lounge furniture and media units.

### **Utility Room**

A practical and well-equipped utility room offers additional countertop space, stainless steel sink, and undercounter plumbing for laundry appliances. Open shelving and wall-mounted storage keep everything organised. A rear door gives easy access to the garden, making it ideal for busy family life.

### **Guest WC**

Conveniently located on the ground floor, the guest WC is fitted with a modern toilet and a sleek pedestal wash basin. Finished in crisp white, this room offers a clean, minimalist design—ideal for guests and everyday use.

### **Upper Hallway**

Upstairs, the galleried landing is bright and airy with neutral décor and soft carpet underfoot. There's access to the loft, linen storage, and all four generously sized bedrooms.





### **Master Bedroom with En-Suite**

The impressively sized principal bedroom offers a peaceful haven with plush grey carpeting, crisp white walls, and dual-aspect windows drawing in plenty of natural light. A full wall of mirrored wardrobes provides abundant built-in storage while maintaining a sleek aesthetic. There is ample space for additional furniture or a cot, making it ideal for growing families. The stylish en-suite is fitted with contemporary tiling, a walk-in shower enclosure, wall-hung WC, pedestal basin, chrome towel radiator, and a side window for ventilation and natural light. A modern and practical space to begin each day.

### **Bedroom 2 with En-Suite**

The spacious second bedroom is located at the front of the property and benefits from a large window, plush carpeting, and neutral tones. A walk-in area offers space for freestanding or fitted wardrobes, and the modern en-suite includes a walk-in shower with full-height tiling, a wall-mounted WC, and a pedestal basin beneath a frosted window.

### **Bedroom 3**

This bright bedroom overlooks the rear garden and provides excellent space for a double bed and storage. Perfect for children, teenagers, or as a flexible home office.

### **Family Bathroom**

The contemporary family bathroom is beautifully finished with neutral-toned wall and floor tiling, creating a relaxing spa-like feel. It features a white three-piece suite including a full-length bath, a separate glazed shower enclosure, chrome towel radiator, a wall-hung WC, and a pedestal sink. A frosted rear window ensures both privacy and natural light, while glass shelving adds a modern and practical storage touch. Ideal for busy family routines or winding down after a long day.

### **Bedroom 4**

Currently used as a home office, this spacious double bedroom is situated to the front of the property and benefits from excellent natural light throughout the day. The room features a large window with fitted blinds, a central ceiling light, plush grey carpet underfoot, and ample floor space for a variety of bedroom furniture. A standout feature is the built-in wardrobe with sleek sliding doors—one frosted glass, the other mirrored—offering both style and generous storage. This versatile room would make an ideal guest bedroom, teenager's room, or continued use as a productive home workspace.







## REAR GARDEN

The expansive rear garden at 4 Glencorse View is fully enclosed, making it an ideal and secure space for families and pets. Mainly laid to lawn, the garden offers plenty of space for children's play equipment and outdoor entertaining. A patio area adjacent to the house provides the perfect setting for summer dining or relaxing with a coffee, while a gravel path adds a practical touch and low-maintenance finish. With a backdrop of modern neighbouring homes, this garden offers privacy, versatility, and a great canvas for further landscaping.

## GARAGE

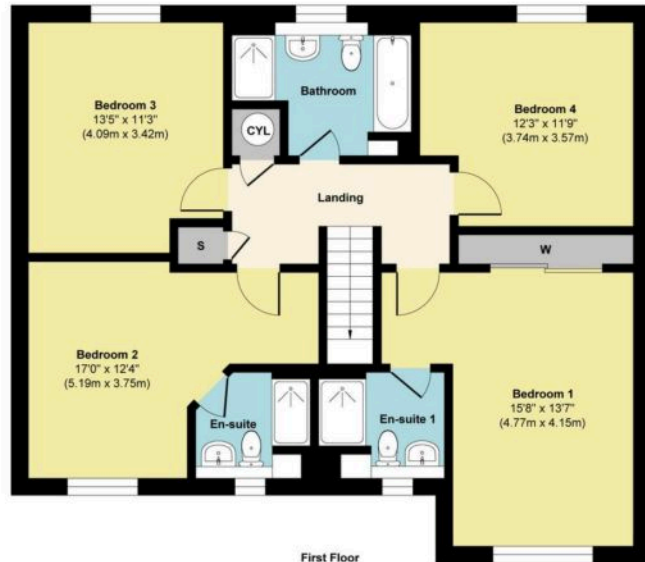
Double Garage

Double Garage.





## 4 Glencorse View, Livingston, EH54 9FL



First Floor  
Approximate Floor Area  
950 sq. ft  
(88.28 sq. m)



Ground Floor  
Approximate Floor Area  
672 sq. ft  
(62.50 sq. m)

Approx. Gross Internal Floor Area 1622 sq. ft / 150.78 sq. m (Excluding Garage)

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+) <b>A</b>		
(81-91) <b>B</b>	88	89
(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		

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>	85	87
(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		

England, Scotland & Wales

EU Directive  
2002/91/EC







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