



12 Hollyhock Glade, Livingston

Offers Over £369,000





## 12 Hollyhock Glade

Livingston, Livingston

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning, walk-in condition detached property, perfectly positioned in the highly sought-after town of Livingston.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Hall

A modern composite door opens into a bright hallway with fresh décor and laminate flooring, complemented by carpeted stairs. The hallway includes a generous storage cupboard, perfect for coats, shoes, and everyday essentials. From here, there is access to the lounge, dining room, kitchen, and convenient W/C. The laminate flooring continues seamlessly into each room on the lower level.

### Cloakroom WC

5' 4" x 3' 5" (1.62m x 1.04m)

The WC is finished to a high standard, featuring mirrored walls that enhance light and space, sleek laminate flooring, and modern spotlights. A vanity sink with mixer tap and useful under-sink storage adds both style and practicality. The room is completed with elegant marble London tiles and a contemporary chrome towel radiator.

### Lounge

17' 7" x 10' 11" (5.36m x 3.34m)

The lounge is a beautifully bright and generously proportioned space, its large bay window framing views of the picturesque front garden and flooding the room with natural light. Finished with sleek laminate flooring, modern spotlights, and a radiator, it perfectly balances comfort and contemporary style. A striking media wall with an electric fire provides a dramatic focal point, enhanced by a chic panel feature wall and fresh, elegant décor, creating a truly inviting setting to relax or entertain.

### Kitchen/Diner

16' 7" x 7' 9" (5.06m x 2.37m)

This exceptional kitchen is filled with natural light from rear patio doors and a garden-facing window. Finished with sleek laminate flooring, spotlights, and a statement feature light, it combines style with practicality. A five-burner gas hob, high-spec integrated appliances, full-length fridge and freezer, and a chic ceramic sink with mixer tap make it perfect for both everyday living and entertaining, with the added bonus of direct access to the laundry room.







### Laundry Room

7' 8" x 5' 4" (2.33m x 1.62m)

Handy laundry room with a composite side door, laminate flooring, spotlights, and a radiator. The room offers ample storage, worktop space, and room for a washing machine and tumble dryer.

### Dining Room

11' 4" x 9' 0" (3.46m x 2.74m)

The dining room enjoys a rear-facing window that fills the space with natural light. Finished with laminate flooring and a radiator, this room offers plenty of space for a dining table, chairs, and additional free-standing furniture. A striking feature hanging light adds character, while the fresh décor enhances the bright and welcoming atmosphere.

### Stairs & Landing

The landing features soft carpeted flooring and provides access to all four bedrooms, the family bathroom, and the attic space. It also benefits from a large linen cupboard and recessed spotlights, combining practicality with a clean, modern finish.

### Bedroom One

14' 5" x 11' 2" (4.40m x 3.41m)

The primary bedroom is a spacious, front-facing retreat, enhanced by a large window that fills the room with natural light. Finished with soft carpeted flooring, a central feature light, and a radiator, it offers both comfort and style. Excellent storage is provided by two double fitted wardrobes and a generous storage cupboard, while the fresh décor and private ensuite add a touch of luxury. With ample space for additional free-standing furniture, this is a truly impressive room.

### En-Suite

7' 4" x 5' 10" (2.24m x 1.78m)

The en suite enjoys natural light from an opaque front-facing window and is finished to a high standard with tiled flooring, spotlights, and modern wet wall panels. A double walk-in shower with a sleek glass sliding door, rainfall shower head, and secondary hand-held shower creates a luxurious feel, while a large chrome towel radiator adds comfort and style. The contemporary vanity unit with floating sink and mixer tap completes this elegant private space.







### Bedroom Two

14' 5" x 8' 3" (4.40m x 2.52m)

A bright double bedroom with fresh décor, a front-facing window, central ceiling light, laminate flooring, and a radiator. The room includes a built-in double wardrobe and offers ample space for additional free-standing furniture.

### Bedroom Three

9' 11" x 9' 8" (3.01m x 2.95m)

A spacious double bedroom with fresh décor and plenty of natural light from a rear-facing window. The room features a triple fitted wardrobe, central ceiling light, and radiator, with ample space for additional free-standing furniture.

### Bedroom Four

8' 11" x 9' 9" (2.72m x 2.96m)

A bright double bedroom with fresh décor and a rear-facing window, laminate flooring, central ceiling light, and radiator. The room features double fitted wardrobes and ample space for free-standing furniture, and could easily be adapted as a home office.

### Bathroom

7' 5" x 6' 6" (2.26m x 1.97m)

A bathroom with a rear-facing opaque window, Karndean vinyl flooring, and a central ceiling light with additional spotlights integrated into the large vanity unit. The vanity includes a sink with mixer tap, WC, shelves, and under-sink storage. The room also features splashback tiling and a bath with a mixer tap.







## FRONT GARDEN

A double monoblock driveway with an adjoining lawn area, providing convenient access to the garage and a side gate leading to the rear garden. The garage features an up-and-over door and is fitted with electrical power, offering practical space for parking, storage, or a workshop.

## REAR GARDEN

A fully enclosed back garden featuring a side gate for convenient access. The garden boasts a large lawn area, perfect for outdoor activities or relaxing, complemented by two paved patio areas ideal for dining or entertaining. Additional features include an outside water tap and exterior lighting, making the space practical for gardening, evening gatherings, or everyday use.

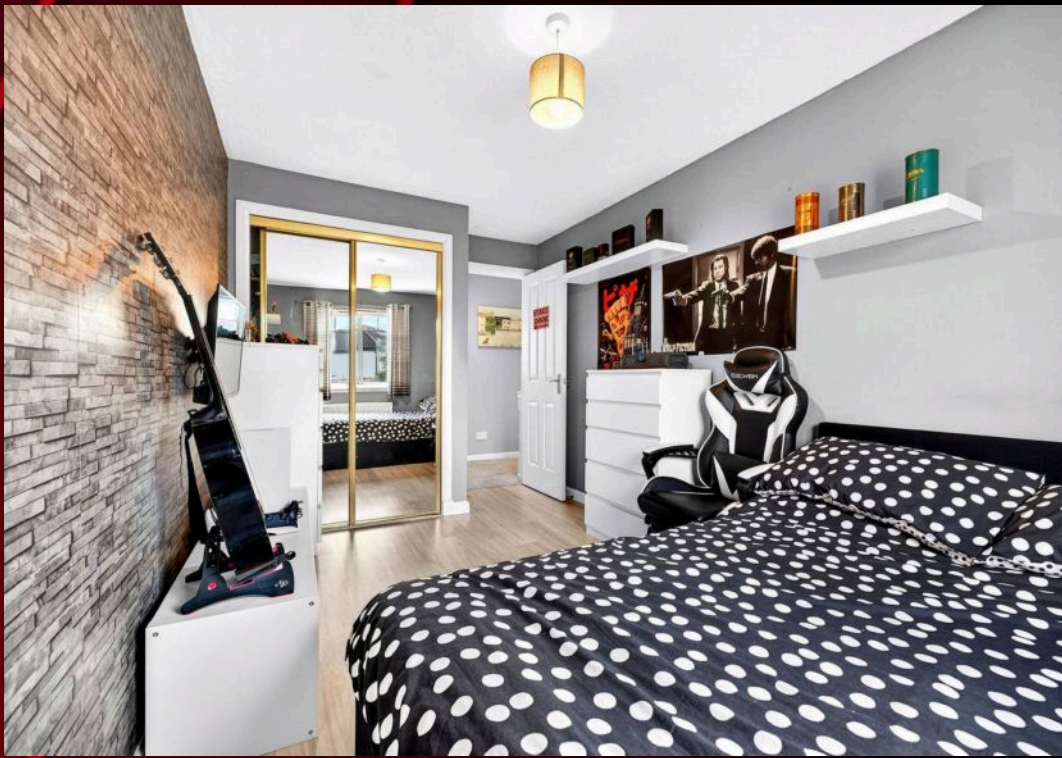
## GARAGE

Single Garage

## DRIVEWAY

2 Parking Spaces









Approx. Gross Internal Floor Area 1387 sq. ft / 129.00 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(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>		
(69-80) <b>C</b>	76	77
(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		





## RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

