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Appleton Drive, Eliburn, EH54 6FP

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Appleton Drive, Eliburn



Positioned in a desirable Livingston residential development, this is a superb four-bedroom detached former show home characterised by a spacious layout, a tasteful interior design, high-quality finishes, and a meticulous attention to detail.

The impressive accommodation comprises an east-facing lounge overlooking the front garden, a spacious dining kitchen with direct access to the rear garden, a well-equipped utility room, and a convenient ground-floor WC. Upstairs, there are four generously proportioned double bedrooms, including a principal bedroom with an en-suite shower room, along with a stylish family bathroom.

Designed for comfortable family living, the property is enhanced by an integral single-car garage, a driveway and an enclosed rear garden.

Situated in the highly desirable Eliburn locale, residents have swift access to Eliburn Park, Livingston North Train Station, and Livingston's array of leisure and retail amenities.

What's special about this house

- Superb four-bedroom detached former show home in a sought-after setting.
- Light-filled east-facing lounge overlooking the front of the property and boasting plush carpeting, a serene colour palette and a generous footprint.
- Dining kitchen with seating area opening to the rear garden, ideal for entertaining and day-to-day family living. White gloss wall and floor units are complemented by black marble worktops and splashback. High-spec integrated appliances include an eyelevel grill, oven, and hob.
- Well-appointed utility room adjoining the kitchen with ample storage, worktops, and space for appliances. Provides useful access to the garden and a ground-floor WC.
- Principal double bedroom with an elegant interior, built-in wardrobes and an en-suite shower room.
- Enclosed rear garden with a lush lawn and paving. A pergola creates a charming focal point and makes for a perfect place to enjoy al fresco entertaining.
- Ample off-street parking provided for by the monoblock driveway and integral single-car garage.



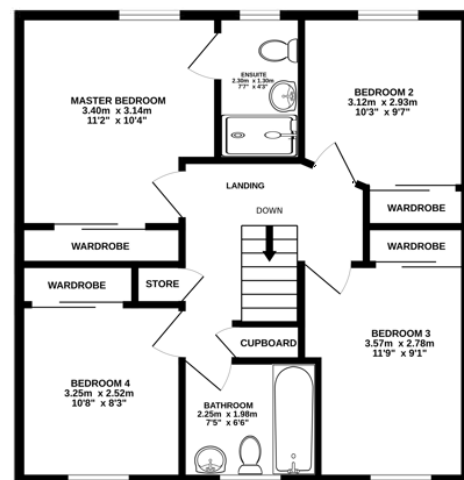
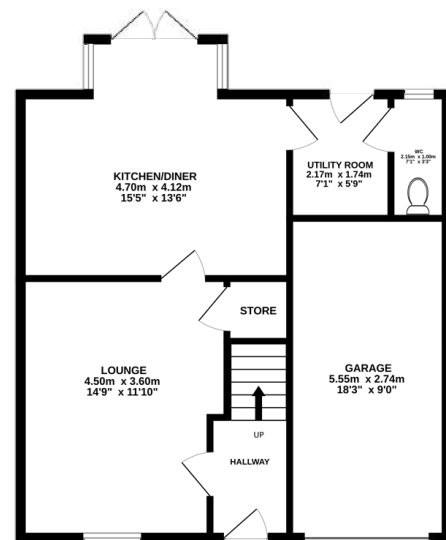
Location and Amenities

- A peaceful residential setting just a 5-minute drive from Eliburn Park with its play area, woodland walks, reservoir, and sports pitches
- 10-minute drive from Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- The Centre Livingston and Livingston Designer Outlet are a short 10-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (31 miles); the M9 is a short drive
- Livingston North Railway Station with regular links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 12 miles away
- Scenic green spaces on the doorstep include Eliburn Park and Almond Valley Heritage Park

Extra's

All floor coverings, all light fittings, all blinds, oven/hob, dishwasher, fridge/freezer, garden pergola and garden hut are included

Home Report valuation	£330,000
Internal floor area	116m ²
School catchment	Peel Primary School Inveralmond Community High
Council tax band	E
EPC Rating	B
Train station	Livingston North



Dimensions

Lounge	4.50 x 3.60m
Kitchen/Diner	4.70 x 4.12m
Utility Room	2.17 x 1.74m
WC	2.15 x 1.00m
Garage	5.55 x 2.74m

First Floor

Master Bedroom	3.40 x 3.14m
Ensuite	2.30 x 1.30m
Bedroom 2	3.12 x 2.93m
Bedroom 3	3.57 x 2.78m
Bedroom 4	3.25 x 2.52m
Bathroom	3.25 x 2.52m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.