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Buchanan Crescent, Livingston, EH54 7EF

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Buchanan Crescent, Livingston



Immaculately presented in turn-key condition, this stylish two-bedroom end-terraced home in sought-after Eliburn presents an excellent opportunity for first-time buyers, professionals or those seeking to downsize in comfort.

The impressive and light-filled accommodation comprises a south-west-facing living room opening to the rear garden, a contemporary kitchen, two comfortable double bedrooms and a sleek rainfall shower room. Boasting an enclosed rear garden, driveway and garage, it is modern living at its finest.

Enjoying a cul-de-sac position, the property is within walking distance of Eliburn Park and Livingston North Train Station whilst Livingston's dining, retail, and leisure amenities are only a short drive.

What's special about this house

- This stylish two-bedroom end-terraced home enjoys a deceptively spacious layout, a refined interior design and plentiful natural light. It is ideal for first-time buyers, professionals or those looking to downsize in comfort.
- Spacious living room with fully glazed French doors opening to the south-west-facing decking and garden. Showcasing a serene colour palette and handsome wooden flooring, it is the ideal place to unwind with friends and family.
- Bright contemporary kitchen featuring soft grey cabinetry paired with white worktops and high-spec integrated appliances that include a gas hob, oven, and extractor hood.
- Cosy and inviting carpeted principal double bedroom enjoying plentiful natural light and a tasteful interior design.
- Enclosed south-west-facing rear garden with a low-maintenance design of decorative stones and decking, perfectly suited for entertaining or relaxing.
- Ample off-street parking provided for by the driveway and integral single-car garage.

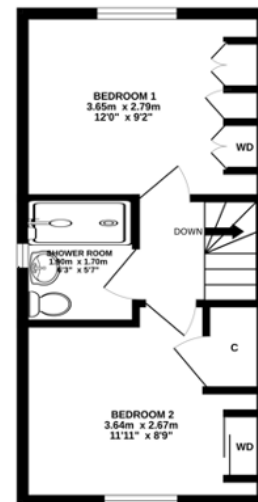


Location and Amenities

- A peaceful residential setting just a five-minute walk from Eliburn Park with its play area, woodland walks, reservoir, and sports pitches.
- Ten-minute drive from the exclusive 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 ten-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.
- Edinburgh Airport is just 11 miles from the property.
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo.

“Stylish two-bed end-terraced home in sought-after Eliburn, featuring a bright lounge, modern kitchen, enclosed garden, and private driveway.”

Home Report valuation	£190,000
Internal floor area	65m ²
School catchment	Deans Primary School Deans Community High
Council tax band	D
EPC Rating	C
Train station	Livingston North 0.7 mile



Dimensions Ground Floor

Living Room	4.46 x 3.64m
Kitchen	3.00 x 2.42m
Garage	4.50 x 2.40m

First Floor

Bedroom 1	3.65 x 2.79m
Bedroom 2	3.64 x 2.67m
Shower Room	1.90 x 1.70m

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob and fridge/freezer are included

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.