



REMAX
Property

1 Primrose Place, Elburn, Livingston, EH54 6RN



Set within a quiet cul-de-sac in the popular and family-friendly Primrose Place development in Eliburn, Sharon Campbell is delighted to bring this beautifully presented three/four-bedroom semi-detached home to the market. Offering generous living accommodation, private rear garden and excellent transport links, this is an ideal home for growing families or buyers looking to upsize within a fantastic Livingston location.

Upstairs, the main bedroom benefits from fitted storage, alongside a generous second bedroom and a family bathroom. Outside, the property features a monoblock driveway providing convenient off-street parking, while the fully enclosed rear garden offers a patio style garden offering versatile outdoor space.

Eliburn is a popular residential area of Livingston, ideally located for access to a wide range of local amenities, schools and excellent transport links. Livingston North railway station is nearby, providing regular services towards Edinburgh and Glasgow, while the M8 motorway network is also within easy reach for commuters. Residents benefit from convenient access to Livingston's main shopping and leisure facilities, including The Centre and Livingston Designer Outlet, along with supermarkets, restaurants, cafés and recreational facilities. Eliburn Park is a particular highlight of the area, offering a large reservoir, woodland walks, open green spaces and a well-equipped play park, making it ideal for walking, cycling and enjoying the outdoors. With its combination of green space, strong transport connections and easy access to Livingston town centre, Eliburn continues to be a highly desirable location for a wide range of buyers.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Front Garden

A neat and attractive front garden, fully laid with brick paving to create a smart and practical outdoor space. The generous driveway provides convenient off-street parking, while the garden is enclosed by fencing to both sides, offering a good degree of privacy. A charming patch of greenery and established plants to the front, complemented by a mature tree, adds a lovely natural touch. Access to the property is available via both the welcoming front door and a useful side entrance.

Entrance Vestibule

A welcoming entrance vestibule with grey tile-effect vinyl flooring, white painted walls and a panelled ceiling. The space also features a radiator and ceiling-mounted light, with a uPVC front door incorporating a glazed panel with a decorative lattice design.

Dining Kitchen

7.120m x 3.912m (23'04" x 12'10")

An impressive open-plan kitchen and dining space with grey tile-effect vinyl flooring and plenty of room for a large dining table. The kitchen is fitted with black painted base units, white laminate work surfaces and a matching central island, complemented by a metro-style tiled splashback. A bank of tall units provides excellent storage and incorporates a built-in fridge freezer, mid-height oven, microwave and integrated bottle rack. Further appliances include a gas hob with extractor above, integrated dishwasher, washing machine and tumble dryer. A one and a half sink with drainer sits beneath a window looking through to the conservatory. The room also benefits from multiple ceiling-mounted lights, power points, a Hive thermostat, smoke and heat detectors and two useful storage cupboards beneath the stairs, one housing the boiler and the other providing shelving and access to the fuse board.





Hallway

2.754m x 1.685m (09'00" x 05'06")

A practical hallway finished with wood-effect laminate flooring continuing through from the adjoining downstairs bedroom. The space features painted walls, ceiling downlights and a radiator, along with a large built-in wardrobe fronted by sliding mirrored doors for excellent storage. An attic hatch provides access to the loft space, while an external door leads directly out to the monobloc driveway.

Bedroom 4 / Lounge

3.712m x 3.150m (12'02" x 10'04")

A well-proportioned ground-floor bedroom finished with wood-effect laminate flooring and white painted walls. The room benefits from a large window overlooking the front of the property, along with an additional side-facing window looking towards the driveway. Further features include a radiator, ceiling-mounted light, smoke detector, power points and fitted curtain and net blind rods.

Downstairs Shower Room

2.361m x 2.047m (07'09" x 06'09")

A spacious ground-floor shower room designed in a practical wet-room style, with slip-resistant flooring and wet-wall panelling surrounding the shower area. The room includes a wall-mounted wash hand basin, toilet, radiator, extractor fan and ceiling light, with white painted walls completing the finish and a sliding barn-style door leads back into the accommodation.

Conservatory

3.287m x 3.174m (10'09" x 10'05")

A bright conservatory providing an excellent additional living space, finished with wood-effect vinyl flooring and white painted half-height walls. Windows surround the room beneath a pitched glazed roof, creating an open and airy feel. French doors lead directly out to the rear garden, while further features include power points and a wall-mounted light.



Stairs and Landing

Carpeted staircase with white painted handrails and spindles, leading to a bright landing with white painted walls and grey carpeting. The landing benefits from a ceiling-mounted light, attic hatch and smoke detector.

Primary Bedroom

3.386m x 2.788m (11'1" x 9'2")

A stylish and beautifully presented bedroom featuring attractive wood-effect laminate flooring and soft grey painted walls, with a white accent wall. Elegant half-wall panelling effect adds character and a sophisticated finishing touch, while the ceiling-mounted pendant light provides warmth. A rear-facing window allows plenty of natural light into the room, complemented by a radiator and convenient power points.

Second Bedroom

3.625M x 2.116m (11'11" x 6'11")

A bright and inviting bedroom, beautifully presented with attractive wood-effect laminate flooring and tasteful grey painted walls. The room benefits from excellent built-in storage, including open-faced wardrobes and a generous double wardrobe, providing ample hanging and storage space. A front-facing window allows plenty of natural light into the room, while additional features include a stylish ceiling-mounted pendant light and radiator.

Third Bedroom

2.686M x 2.619m (8'10" x 8'7")

A bright, inviting and well-proportioned bedroom, tastefully finished with attractive laminate flooring and white walls. A generous front-facing window allows plenty of natural light to fill the room while offering a pleasant outlook over the front of the property. Further benefits include a stylish ceiling-mounted pendant light, radiator, ample power points and useful wall-mounted mirrors.





Bathroom

2.012M x 1.657m (6'7" x 5'5")

A well-presented family bathroom, finished with attractive patterned tiled flooring and complementary tiled walls, creating a stylish and contemporary feel. The suite comprises a modern wooden panelled bath, pedestal wash hand basin and toilet. A glazed window overlooking the garden allows an abundance of natural light into the room, while additional features include a useful shaving socket, heated radiator and white-painted ceiling. Convenient additional storage is also provided within the space above the stairs.

Rear Garden

Accessed directly from the delightful conservatory, this fully paved rear garden provides a smart, low-maintenance outdoor space with ample room for comfortable garden furniture and seating. A convenient ramp from the conservatory doors provides excellent accessibility and easy access to the garden. The garden features a useful wooden shed positioned at the end, alongside a lovely planted area adding a touch of greenery and colour. A practical clothes-drying pole further enhances the garden's everyday functionality, making this a versatile and enjoyable outdoor space.



Additional Items

Tenure: Freehold. | Council Tax Band: D | EPC: TBC | Factor Fee: None There is unrestricted parking at the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Viewing

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

Offers

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

Interest

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

Thinking of Selling

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670





FLOOR 1



LOGO MISSING

GROSS INTERNAL AREA
FLOOR 1 64.0 m² FLOOR 2 37.6 m²
EXCLUDED AREAS : SUN ROOM 27.4 m²
TOTAL : 101.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



LOGO MISSING

GROSS INTERNAL AREA
FLOOR 1 64.0 m² FLOOR 2 37.6 m²
EXCLUDED AREAS : SUN ROOM 27.4 m²
TOTAL : 101.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.