

BRIDGES PROPERTIES

32 Barn Place, Livingston

Fixed Price £315,000

32 Barn Place

Livingston

Situated within a highly desirable and established family area of Livingston, Barn Place is a spacious and versatile five bedroom detached home with a converted garage, generous living accommodation and a south facing rear garden. Offering an impressive amount of space across both levels, this is a fantastic family home with the flexibility to adapt as your needs change.

On entering the property, you are welcomed into the hallway, which leads naturally through to the main living accommodation. The open plan living and dining space is a particularly generous area, with beautiful wooden flooring running throughout and an abundance of natural light. The living area provides ample space for a variety of furniture configurations, while the distinctive archway creates a natural separation between the lounge and dining area without compromising the open, sociable feel of the room.

Continuing through the archway, the dining area provides plenty of room for a family dining table and benefits from direct access through to the conservatory. Spanning the full width of the property, the conservatory provides a substantial additional reception space overlooking the rear garden. Currently arranged as a comfortable sitting and entertaining area, it offers fantastic versatility and could equally make a family room, playroom or additional dining space, with extensive glazing bringing in plenty of natural light and connecting the home beautifully with the garden.

Alternatively, taking a left from the dining area brings you into the modern fitted kitchen. Sleek white handleless cabinetry is complemented by warm wooden worktops and striking copper toned splashbacks, creating a contemporary yet welcoming finish. The kitchen offers an excellent amount of worktop and storage space, with cabinetry wrapping around the room, integrated cooking appliances, a gas hob with stainless steel extractor above and space for additional appliances. A window overlooking the rear also provides further natural light.

Making your way back towards the front of the property, the ground floor continues to offer excellent practicality. A downstairs WC is ideal for busy family life and visiting guests, while the former garage has been thoughtfully converted to create another substantial and highly versatile room. Currently utilised as a studio and home office, this space could easily adapt to suit the next owner's requirements, whether as a fifth bedroom, playroom, snug, games room, dedicated home working space or hobby room.

Heading upstairs, the impressive proportions continue with four bedrooms.

Positioned to the front right hand side is the principal bedroom, a particularly spacious double room with a large window allowing plenty of natural light to flood the space. There is excellent provision for bedroom furniture, including wardrobes positioned to either side, while the room also benefits from the added luxury and convenience of its own private en-suite shower room.



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Also positioned at the front of the property, on the opposite side of the upper floor, bedroom two is another well proportioned double bedroom. Currently furnished with a double bed and wardrobes, it demonstrates the generous amount of usable space on offer.

To the rear right hand side, bedroom three provides another excellent bedroom and is currently arranged with a bed alongside a desk and workspace, making it particularly well suited to an older child or teenager who requires both sleeping and study space.

Bedroom four, positioned to the rear left hand side, is currently utilised as a single bedroom and would also make an excellent nursery, dressing room or additional home office if desired.

Completing the upper level is the family bathroom, finished with contemporary tiling and comprising a bath with shower above, wash hand basin with storage beneath and WC. A window provides natural light and ventilation, while the neutral finish creates a bright and practical family space.

Externally, the property continues to impress. To the rear is a south facing garden, offering an excellent position for enjoying the sunshine throughout the day. Designed with ease of maintenance in mind, there is a generous paved patio providing plenty of room for outdoor seating and entertaining, alongside further garden space beyond ideal for families, children and pets.

The location is another major selling point. Barn Place sits within a popular residential pocket of Livingston, particularly well suited to families thanks to its combination of residential surroundings and convenient access to everyday amenities. With Livingston North train station only 1.1 miles away from the property. A local Co-op is within easy walking reach,while the property is also ideally positioned for Peel Primary School, making the morning school run particularly convenient. Livingston itself offers an extensive range of shopping, leisure and recreational facilities, alongside excellent transport connections for commuters travelling throughout West Lothian and towards Edinburgh and Glasgow.







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With five bedrooms, multiple reception spaces, a garage conversion, en-suite principal bedroom, full width conservatory and south facing garden Barn Place offers the space and flexibility required for modern family life in a fantastic Livingston location

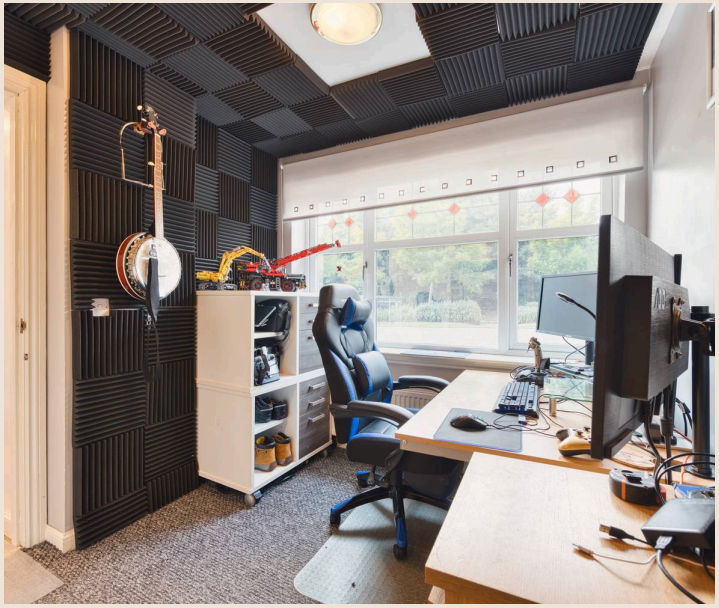
Home Report Value- £325,000
EPC - C
Council Tax Band - E
Square Ft- 1345/ 125m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

- Five Bedroom Detached Family Home
- Conservatory Full Width Of House
- South Facing Rear Garden
- Converted Garage Providing Versatile Additional Space
- 1.4 Miles From Livingston North Train Station







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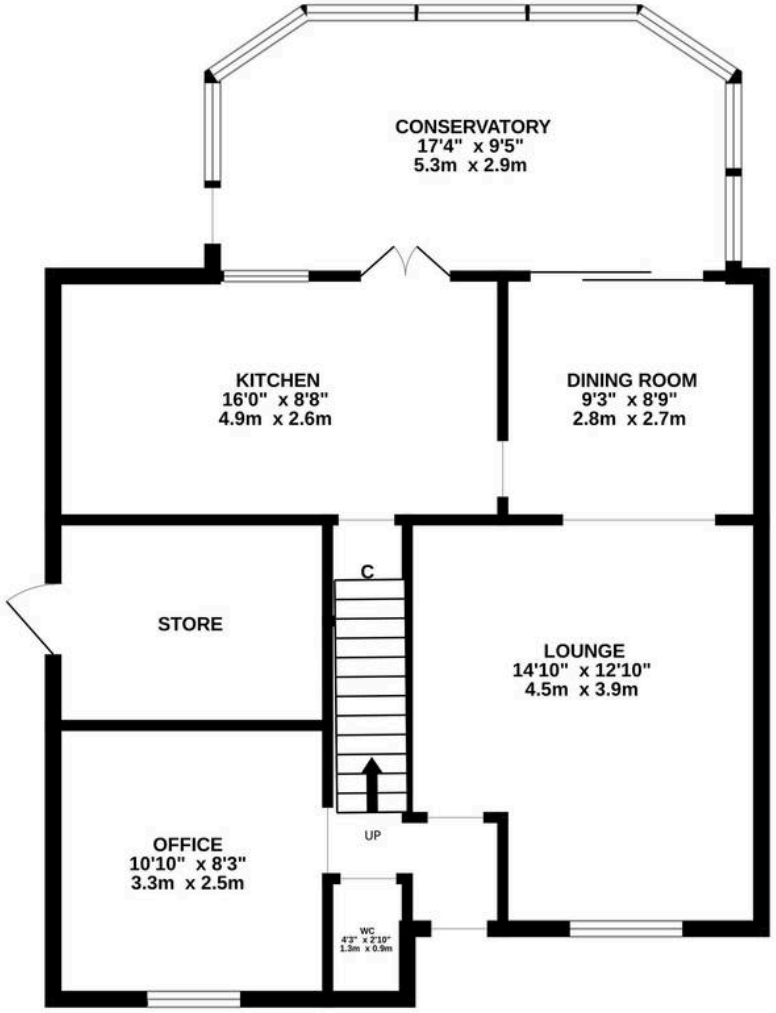




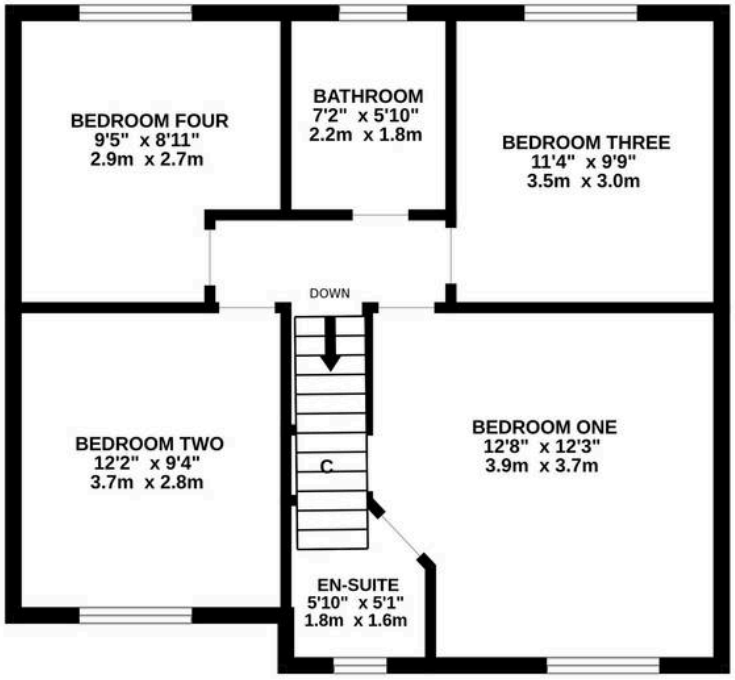




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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