



REMAX
Property

66 Ballantyne Place, Livingston
Offers over £225,000



Key Features & Highlights

- **Bright & Modern Living:** Move-in ready home featuring a welcoming entrance hall with a cloakroom/WC, bright neutral decor, and high-quality wooden-style flooring throughout the main level.
- **Spacious Open-Plan Layout:** Fluid living and dining areas filled with natural light from a large south-facing window, featuring double patio doors that open directly to a covered outdoor seating space.
- **Contemporary Kitchen:** Equipped with modern grey cabinetry, sleek splashbacks, stainless steel finishes, gas hob, ceiling spotlights, and integrated appliances.
- **Two Generous Bedrooms:** Sunlit principal bedroom with walk-in mirrored door wardrobe and custom under-eaves dressing room, alongside a versatile second double/twin bedroom with mirrored built-in wardrobes.
- **Exceptional Corner Plot:** Large private garden with dual seating areas positioned to catch the evening sun, a timber outbuilding, and substantial scope for future expansion.
- **Convenient Parking & Storage:** Includes a private side carport and additional storage solutions incorporating a floored attic.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Living on Ballantyne Place in Eliburn offers a ideal blend of quiet residential living and exceptional everyday convenience. Families and commuters benefit from being within walking distance of Livingston North railway station for easy trips to Edinburgh and Glasgow, as well as close proximity to local schools, leafy green spaces, and the extensive shopping at the nearby Livingston Centre.



Entrance Hall

2.45m x 2.97m

A warm, welcoming introduction to the home featuring stylish wooden-style flooring and bright, neutral decor. Includes a convenient, modern downstairs WC and pedestal sink.



Lounge

4.20m x 4.17m

Basking in natural sunlight from a large southerly-facing window, this spacious sitting area seamlessly blends comfort and style with modern flooring, practical built-in storage, and an open, airy feel.





Dining Space

2.62m x 3.17m

Designed for modern family life and effortless entertaining, this fluid dining space flows directly from the lounge and features double patio doors opening straight onto a covered outdoor seating area.



Kitchen

2.51m x 3.12m

A sleek, contemporary kitchen fitted with modern grey cabinetry, stylish splashbacks, and ceiling spotlights. Features a gas hob, stainless steel sink, and seamlessly integrated appliances.





Stairwell

2.02m x 1.78m

Upstairs is accessed via a high ceiling stairwell illuminated by spotlights and features grey carpeted flooring. On the top landing you have access to the two bedrooms and family bathroom.



Family Bathroom

2.02m x 1.68m

A crisp, modern bathroom featuring a clean white suite with an over-bath shower, timeless white wall tiles, and contrasting black floor tiling.

Master Bedroom

4.22m x 3.66m

A tranquil southerly-facing retreat enhanced by a relaxing sage green feature wall and plush grey carpeting. Highlights include access to a private, mirrored walk-in wardrobe and under-eaves dressing room.





Bedroom 2

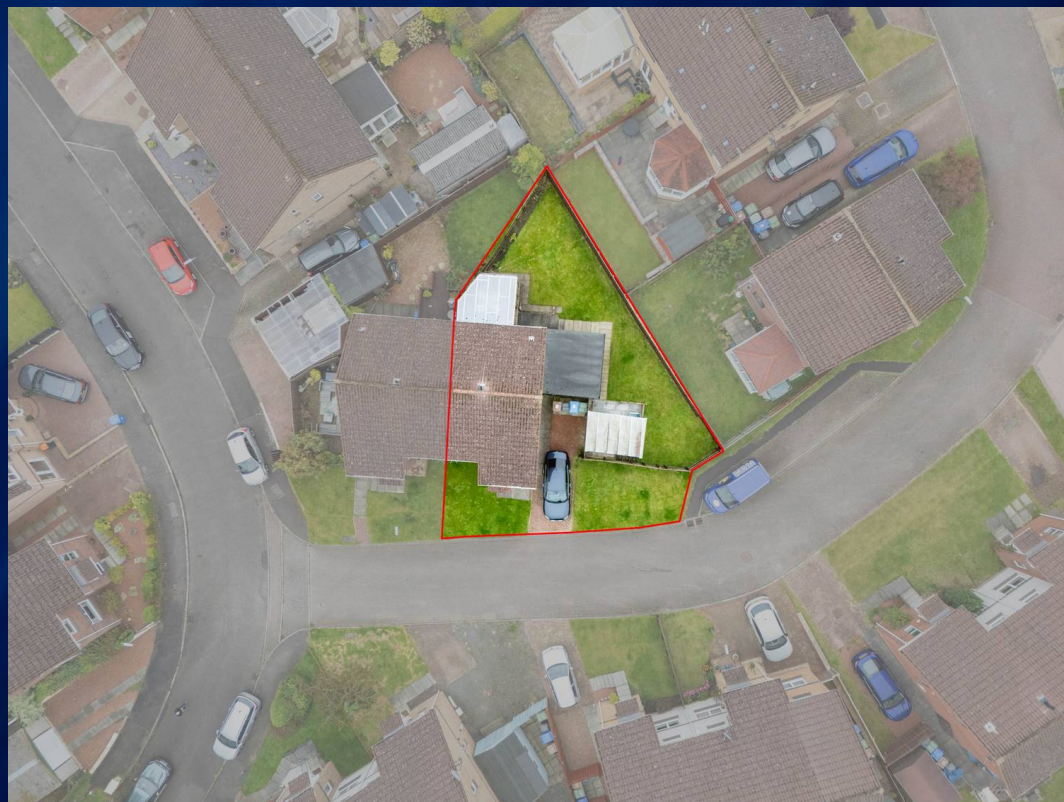
9' 4" x 9' 9" (2.84m x 2.97m)

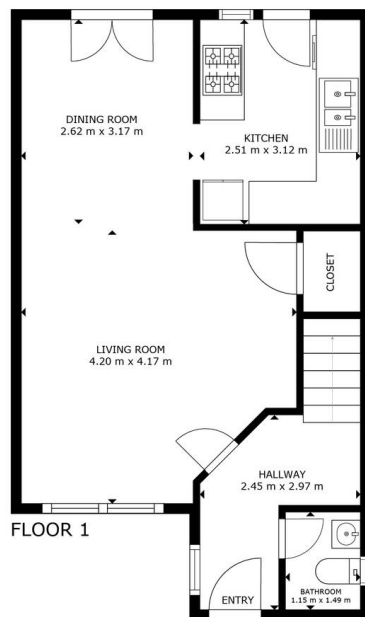
A bright, highly versatile double room finished in soft neutral tones, offering ample space for twin or bunk beds and featuring a built-in wardrobe with mirrored sliding doors.







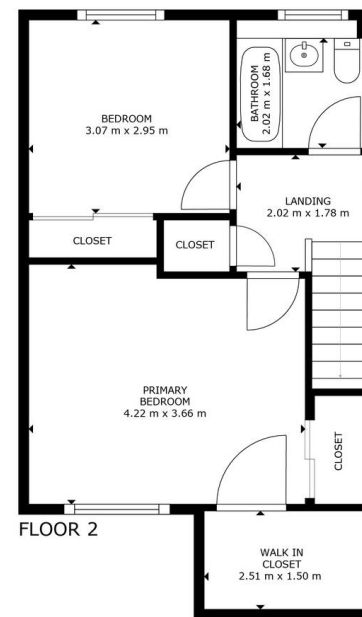




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m²
TOTAL: 84 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m²
TOTAL: 84 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



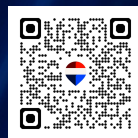


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Sales particulars aim for accuracy but rely on seller-provided info.

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.