



7 Balmoral Gardens, Livingston

Offers Over £299,000



7 Balmoral Gardens

Livingston

Well-presented three-bedroom detached bungalow with spacious living accommodation, private gardens, driveway parking and a sought-after location in the popular Bellsquarry area of Livingston.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge/Diner

20' 7" x 11' 11" (6.27m x 3.64m)

An exceptionally spacious, dual-aspect lounge and dining room, flooded with natural light from a large front-facing window and an additional side-facing window overlooking the garden. Accessed from the hallway via an attractive glazed internal door, this versatile living space offers generous accommodation for both lounge and dining furniture, whilst still providing ample space for additional freestanding furniture. A feature gas fire, set within a marble surround with a timber mantel, forms an attractive focal point to the room. Finished with fitted carpet, two decorative ceiling light fittings and neutral décor throughout, this is a welcoming space, perfectly suited to everyday family living and entertaining.

Hallway

A welcoming central hallway providing access to the lounge/dining room, kitchen, shower room and all three bedrooms. Finished with fitted carpet and neutral décor, the hallway benefits from two decorative ceiling light fittings, a useful built-in storage cupboard and space at either end for occasional freestanding furniture, offering flexibility for additional storage or seating. The thoughtful layout creates a practical flow throughout the home, with each room conveniently accessed from this central point.

Kitchen

10' 10" x 9' 1" (3.29m x 2.77m)

A well-proportioned kitchen fitted with a range of wall and base units, complemented by generous worktop space and tiled splashback. A rear-facing window allows for plenty of natural light, whilst an opaque glazed door provides direct access to the rear garden. The kitchen is equipped with an original four-ring electric hob and electric oven, together with a stainless steel sink and drainer. Finished with practical vinyl flooring and ceiling spotlights, the room also offers space for freestanding appliances and excellent storage throughout. The washing machine and fridge/freezer will be gifted by the current owner.





Shower Room

6' 3" x 5' 3" (1.91m x 1.61m)

A well-appointed shower room fitted with a white two-piece suite comprising a WC and pedestal wash hand basin. The walk-in shower enclosure features bi-fold doors, a mains-fed mixer shower and a conveniently positioned support grab rail for added accessibility. Finished with practical vinyl flooring, a combination of tiled walls and wet wall panelling, and a ceiling light fitting, the room also benefits from an opaque rear-facing window providing natural light whilst maintaining privacy. Space is available for freestanding storage, adding further practicality to this well-designed room.

Bedroom One

11' 1" x 9' 9" (3.37m x 2.96m)

A generously proportioned double bedroom enjoying a pleasant rear-facing outlook, allowing for plenty of natural light. The room benefits from a fitted mirrored triple wardrobe, providing excellent built-in storage whilst retaining ample space for additional freestanding bedroom furniture. Finished with fitted carpet, neutral décor and a decorative ceiling light fitting.

Bedroom Two

10' 4" x 7' 10" (3.15m x 2.38m)

A well-proportioned double bedroom enjoying a side-facing window, allowing for plenty of natural light. The room benefits from a fitted mirrored double wardrobe, providing excellent built-in storage whilst maintaining ample space for additional freestanding bedroom furniture. Finished with fitted carpet, neutral décor and a decorative ceiling light fitting, this bright and comfortable bedroom offers a versatile space suitable for a range of buyers.

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

A bright and versatile bedroom featuring a front-facing window, allowing for plenty of natural light. Finished with fitted carpet and a decorative ceiling light fitting, the room offers ample space for freestanding furniture and can easily be adapted to suit a variety of needs. Whether utilised as a comfortable single bedroom, nursery, home office or hobby room, this flexible space provides excellent potential to accommodate a range of lifestyles.





FRONT GARDEN

The property is approached via a generous stone chipped driveway, providing ample off-street parking. A well-maintained lawn is complemented by paved pathways leading to the front entrance, with steps and a handrail offering easy access. Outdoor lighting enhances both practicality and kerb appeal, creating a welcoming first impression.

REAR GARDEN

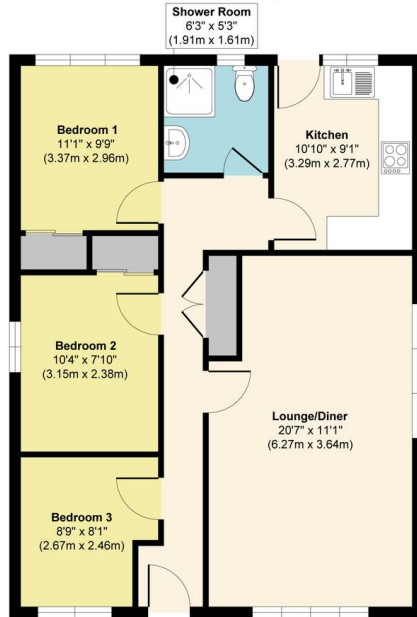
The south-facing rear garden offers a generous outdoor space, predominantly laid to lawn and complemented by a spacious paved patio, ideal for outdoor dining and entertaining. A variety of mature shrubs and established planting add colour and character throughout, whilst the fully enclosed garden provides a safe and secure environment. Additional features include an external water tap, outdoor lighting, a timber garden shed, which will be gifted by the current owner, and gated access to the driveway.

DRIVEWAY

3 Parking Spaces



7 Balmoral Gardens, Livingston, EH54 9EX



Floor Plan

Approx. Gross Internal Floor Area 727 sq. ft / 67.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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