



5 Rosebery Place, EH54 6RP

Livingston -



HOMETOWN
ESTATE AGENTS







Set within a peaceful cul-de-sac, this rarely available two-bedroom semi-detached bungalow offers the perfect combination of generous outdoor space, move-in-ready interiors and effortless single-level living. Occupying an impressive plot with excellent parking and a wonderful south-facing garden, this is a home that will appeal to a wide range of buyers, from those looking to downsize without compromise to first-time buyers or anyone seeking a beautifully maintained home in a quiet setting.

From the moment you arrive, the property creates an inviting first impression. A large driveway provides off-street parking for several vehicles, while the neatly chipped front garden and paved pathway lead you to the front door. Gated access to the rear garden offers both practicality and convenience, making it easy to move between the front and back of the property.

Stepping inside, you are welcomed into a bright hallway where a generous storage cupboard, also housing the boiler, provides the ideal place to neatly tuck away coats, shoes and everyday essentials, helping to keep the home beautifully organised from the outset.

A door leads through to the spacious lounge, a wonderfully bright and welcoming room filled with natural light from the large front-facing window. Fresh white decor and soft carpeting create a calm and relaxing atmosphere, while the attractive electric fire with decorative surround provides a cosy focal point for the room. Whether you're enjoying a quiet evening with your favourite book, settling down to watch a film or spending time with family and friends, this is a space designed for everyday comfort.

The lounge flows seamlessly through to the breakfasting kitchen, a practical yet sociable space where mornings begin with coffee at the breakfast bar and weekends are made for leisurely breakfasts before the day unfolds. Offering an excellent range of base and wall-mounted units, the kitchen features an integrated oven and hob together with splashback tiling and generous worktop space. There is room for a free-standing washing machine, tumble dryer and fridge/freezer, all of which are included within the sale (with no warranty). A door provides direct access to the rear garden, making outdoor dining and summer entertaining wonderfully easy.

The rear hallway leads to the home's two well-proportioned bedrooms along with the contemporary shower room. A hatch with pull-down ladder gives access to the partially floored loft, providing valuable additional storage space.

Bedroom One enjoys a peaceful position overlooking the beautiful rear garden, allowing you to wake each morning to leafy views and plenty of natural light. Complete with fitted mirrored wardrobes, soft carpeting and crisp white decor, it offers a calm and restful retreat at the end of the day.

Bedroom Two is another generous double bedroom featuring built-in storage together with fresh neutral decor, making it equally suitable as a guest bedroom, home office or hobby room depending on your lifestyle.

Completing the accommodation is the stylish shower room, beautifully finished with modern wet wall panelling, a corner shower enclosure, white WC and wash hand basin with vanity storage beneath. A heated towel rail adds both comfort and practicality while maintaining the room's fresh contemporary feel.

Outside is where this home truly comes into its own. The impressive south-facing rear garden is a real sun trap and an exceptional extension of the living space. Thoughtfully designed for low maintenance with chipped and paved areas, it provides the perfect setting to enjoy long summer afternoons, host family barbecues or simply relax with a morning coffee while surrounded by colourful shrubs and established planting. Whether you enjoy gardening, entertaining or simply making the most of sunny days outdoors, this beautiful garden offers something for everyone. A security light and garden shed further enhance the practicality of this wonderful outdoor space.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

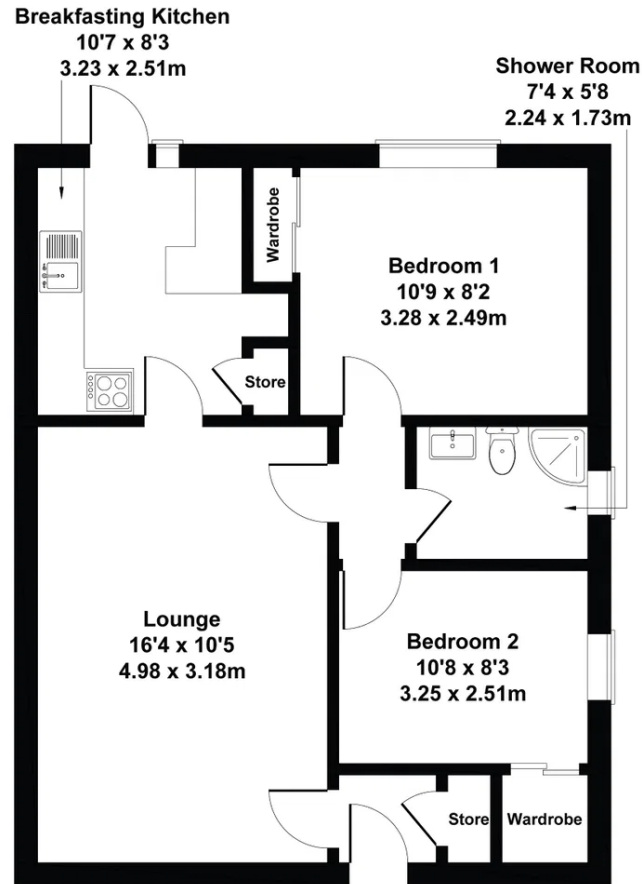
Offering generous room sizes, immaculate presentation and an outstanding outdoor space in a sought-after cul-de-sac setting, this superb bungalow represents a rare opportunity to purchase a truly move-in-ready home where all the hard work has already been done. Simply unpack, settle in and start enjoying everything this wonderful property has to offer.

Extras: Floor coverings, blinds, curtains, light fittings, white goods, electric fire, garden shed, potting table and shelving in the shed (no warranty)



5 Rosebery Place, Livingston

Approximate Gross Internal Area
702 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

