



23 Kirk Lane, Livingston Village

Offers Over £300,000

23 Kirk Lane

Livingston Village

Tucked away within a quiet and private setting in the highly sought-after Livingston Village, Kirk Lane is a spacious four bedroom semi detached family home, offering generous accommodation, a garage, driveway and a beautiful south facing rear garden. With an excellent degree of privacy and the added advantage of being offered to the market chain free, this is a fantastic opportunity for buyers looking to settle in one of Livingston's most established residential areas.

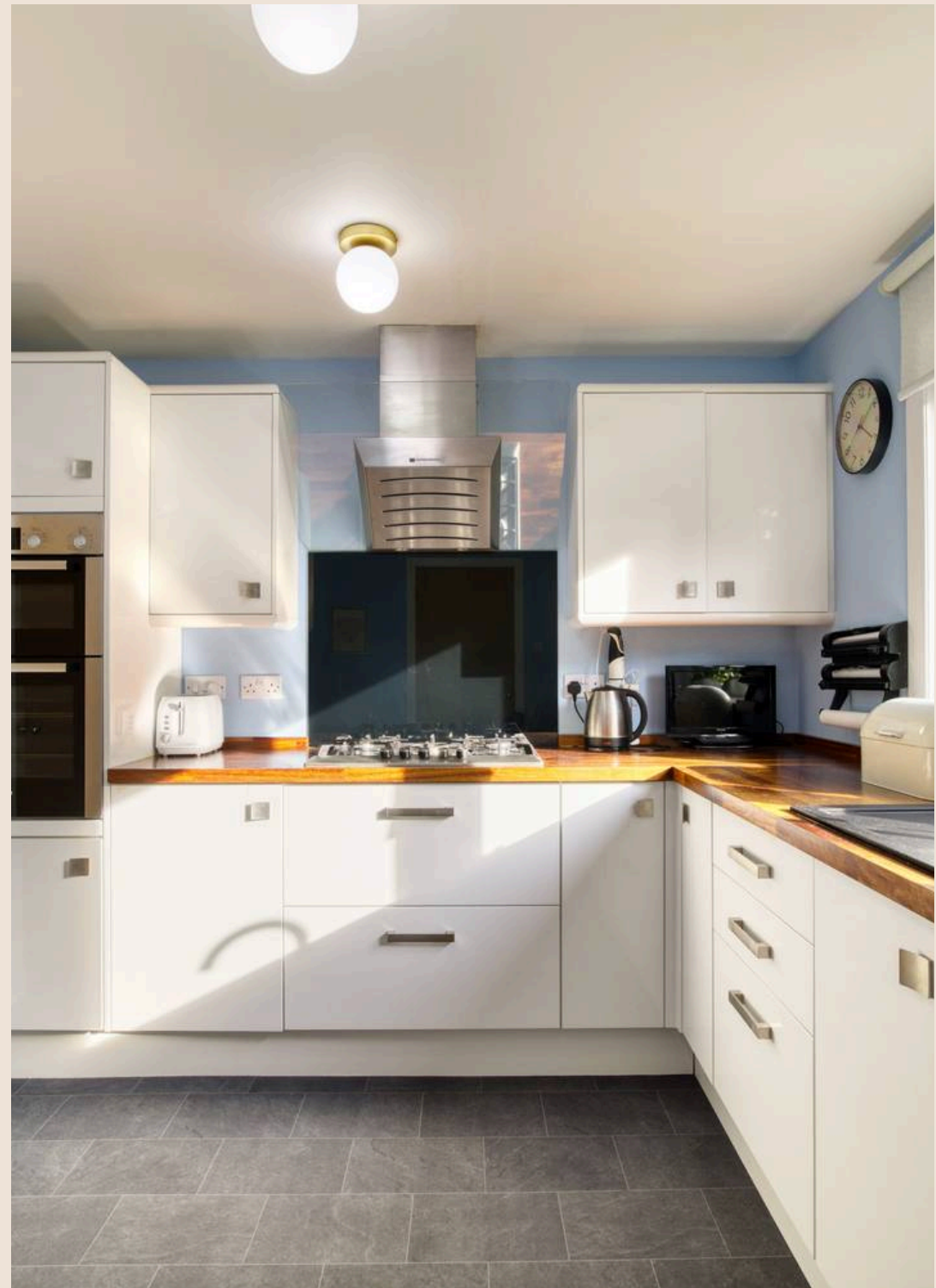
From the outset, the property enjoys a welcoming approach, with mature planting and established greenery framing the front of the home. A pathway leads to the main entrance, while the adjoining driveway provides off street parking and access to the garage.

Stepping inside, you are welcomed into a bright and spacious entrance hallway, immediately giving a sense of the generous proportions found throughout the home. From here, the accommodation flows naturally into the principal ground floor rooms.

To the left hand side is the impressive lounge and dining room, which spans the full length of the property and provides an exceptionally generous and versatile family living space. There is ample room to create distinct lounging and dining areas without compromising on space, making this a fantastic room for both everyday family life and entertaining. A large window to the front is complemented by the substantial glazed patio doors to the rear, allowing natural light to travel through the room while drawing your eye directly towards the garden.

The patio doors provide a particularly attractive outlook across the south facing rear garden. Generous in size and beautifully established, the garden combines a large lawn with a substantial paved patio, mature hedging, shrubs and surrounding greenery. Its south facing position allows it to benefit from excellent sunlight, while the mature boundaries create an impressive sense of seclusion. The garden backs towards the River Almond and established woodland, rather than another row of properties, further enhancing the peaceful and private feel.

Adjacent to the main living space is the kitchen, positioned to make the most of the leafy rear outlook. The room is fitted with a range of crisp white cabinetry, contrasted by warm timber effect work surfaces and dark flooring. There is plenty of preparation and storage space, along with room to incorporate a small breakfast or dining table, making it equally practical for busy mornings and more relaxed everyday dining. The large window above the sink brings in plenty of natural light and provides another lovely outlook towards the greenery beyond.



From here, the accommodation continues into a particularly useful utility room. Generous in size, this provides additional worktop space, a sink, room for laundry appliances and further storage, including a tall built in cupboard. It is an excellent addition to the home, allowing the practicalities of family life to be kept separate from the main kitchen.

Before heading upstairs, the ground floor is completed by a convenient WC. Finished with fitted white storage cabinetry, a wash hand basin and dark contrasting flooring, it offers both practicality and additional storage for guests and family alike.

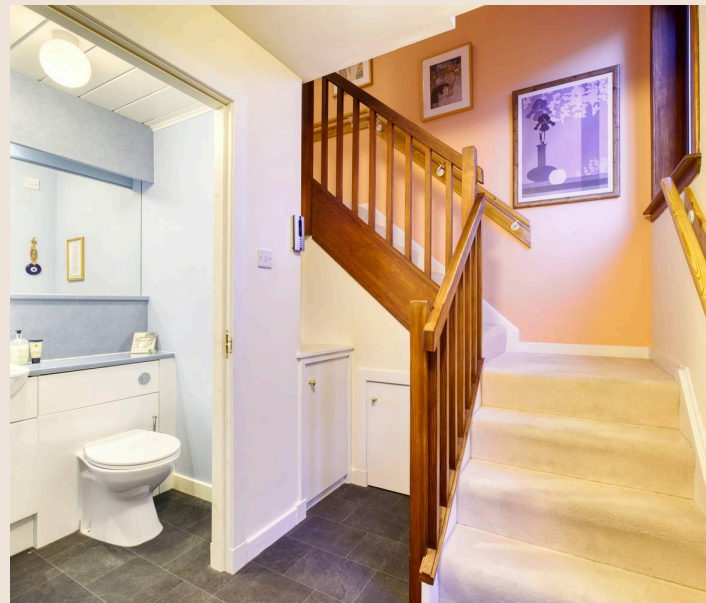
Heading to the upper level, a large window around the staircase floods the area with natural light, creating a bright and airy transition between the two floors. The upper hallway then provides access to four bedrooms and the family bathroom.

Three of the bedrooms are well proportioned double rooms, with the double bedrooms benefiting from built-in wardrobe storage. The principal bedroom in particular offers excellent floor space alongside a substantial run of fitted wardrobes, allowing the room itself to remain uncluttered. The additional double bedrooms are equally adaptable, with plenty of room for freestanding furniture and attractive outlooks towards the mature surroundings.

The fourth bedroom is currently utilised as a home office, demonstrating just how versatile the accommodation can be. Depending on the needs of the next owner, this could work equally well as a children's bedroom, nursery, dedicated work from home space, dressing room or hobby room.

Completing the upper floor is the family bathroom, a particularly generous room fitted with extensive vanity storage and worktop space, WC and wash-hand basin. A large walk in shower enclosure sits towards the end of the room, while the broad mirrored area helps enhance the sense of light and space. Its proportions also provide an excellent opportunity for buyers wishing to personalise or further modernise the room in future.

Livingston Village is one of Livingston's most established and desirable residential areas, particularly popular for its combination of greenery, character and convenience. Unlike some of the more densely developed parts of the town, the village enjoys a more mature setting, with established trees, riverside walks and green spaces creating an attractive environment for families and those looking for a quieter lifestyle while remaining exceptionally well connected.



Kirk Lane is particularly well positioned to enjoy this setting, with the River Almond and surrounding greenery close to the rear of the property, creating a peaceful backdrop and excellent opportunities for walking directly within the local area.

For families, Livingston and the surrounding area offer access to a wide range of primary and secondary schooling, being within walking distance to Livingston Village Primary, alongside nurseries and further education facilities. The popular Almond Valley Heritage Centre is just a 6 minute walk from the property, perfect for days out. Everyday amenities are also readily accessible, with Livingston providing an extensive selection of supermarkets, restaurants, leisure facilities and shopping at The Centre and Livingston Designer Outlet which can be accessed with just a 10 minute drive.

For commuters, Livingston is exceptionally well placed within the central belt. Livingston North railway stations is just over a 5 minute drive to the property providing rail connections towards Edinburgh and Glasgow, while the nearby road network offers convenient access to the M8, making travel towards Edinburgh, Glasgow and the wider central belt straightforward.

Combining substantial family accommodation, a garage and driveway, four bedrooms, an exceptionally private south-facing garden, a leafy setting beside the River Almond and the convenience of a chain-free sale, Kirk Lane presents a fantastic opportunity to secure a spacious home in one of Livingston's most sought-after established locations.

Home Report Value- £310,000

EPC - C

Council Tax Band - D

Square Ft- 1163/ 108m²

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.

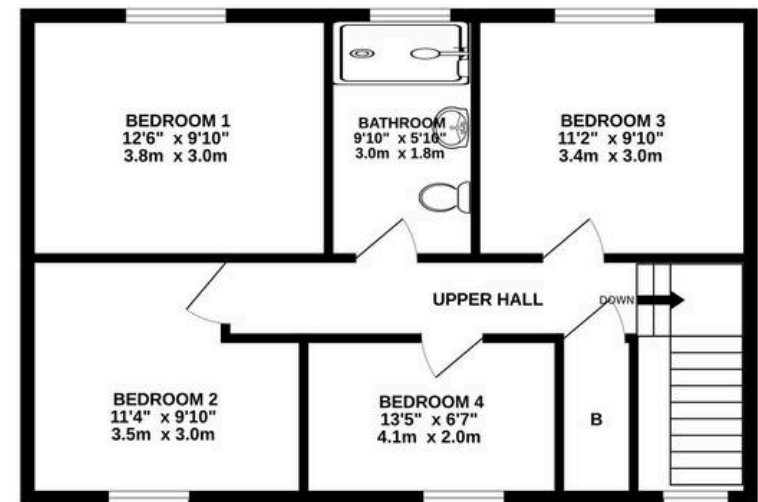




GROUND FLOOR



1ST FLOOR



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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/