



50 Herd Green, Livingston

Offers Over £340,000



50 Herd Green

Livingston

Set within an elevated position with far reaching, uninterrupted views, this exceptional three bedroom bungalow has been fully upgraded to an outstanding specification, offering a seamless blend of luxury, style and practicality throughout.

Upon entry, you are welcomed by a beautifully presented, fully tiled hallway. Designed in a neutral palette, this generous space sets the tone for the rest of the home, flowing effortlessly into each room while enhancing the sense of light and openness.

The lounge is a striking yet inviting space, meticulously styled to create a refined and relaxing environment. A contemporary tiled feature wall anchors the room, complemented by a dropped ceiling with integrated LED lighting, allowing for adjustable ambience. The large front facing window floods the room with natural light, enhancing the spacious layout and creating a cinema like setting perfect for both entertaining and unwinding.

At the heart of the home lies an impressive kitchen, thoughtfully designed to combine functionality with high end finishes. Sleek cabinetry is paired with premium granite worktops, creating a sophisticated contrast in tones. The space is fully equipped with integrated appliances including oven, hob, dishwasher and washing machine. Ample worktop space and extensive storage make this kitchen as practical as it is stylish, while the breakfast bar offers a perfect setting for casual dining or morning coffee. Flowing seamlessly from the kitchen is a stunning conservatory, complete with fully fitted air conditioning. This versatile space enjoys panoramic views over the rear garden and offers endless possibilities, whether as a dining area, additional lounge or home office. Exceptionally well maintained, it further enhances the sense of space and connection to the outdoors.



The family bathroom is a true showpiece, finished to an exceptional standard. Stylish beige and brown tiling creates a bold, contemporary look, while twin 'his and hers' sinks combine practicality with elegance. A luxurious bath with integrated LED lighting and smart features, including phone control and built in TV, delivers a true spa like experience. This is complemented by a spacious walk in shower with dual shower heads, chrome radiators and a large LED mirror, completing this indulgent and highly functional luxurious space. This impressive home boasts three well proportioned double bedrooms. Bedrooms two and three are generously sized, both capable of accommodating double beds and featuring fitted wardrobes, while still allowing space for additional furniture. Their neutral décor provides a perfect canvas for personalisation.

The principal bedroom is particularly impressive, designed with comfort and luxury in mind. A super king size layout is enhanced by a plush padded feature wall, creating a boutique hotel feel. The room also benefits from a stylish walk in en-suite, fully tiled and finished with contemporary grey tones. Featuring twin sinks and a spacious walk-in shower, it continues the home's theme of refined, spa inspired living.

Externally, the property continues to impress. The elevated position ensures privacy and stunning open views to both the front and rear. A substantial driveway provides ample off road parking and leads to a fully powered double garage. The rear garden wraps around the home and has been thoughtfully designed for low maintenance, with artificial grass and paved areas creating multiple seating and relaxation zones. Not overlooked and enjoying sunlight throughout the day, it offers a private and serene outdoor retreat.

Located in the highly regarded Herd Green area, this property benefits from a peaceful residential setting while remaining conveniently close to local amenities, transport links and reputable schools. Known for its community feel and accessibility, Herd Green continues to be a sought-after location for a range of buyers.

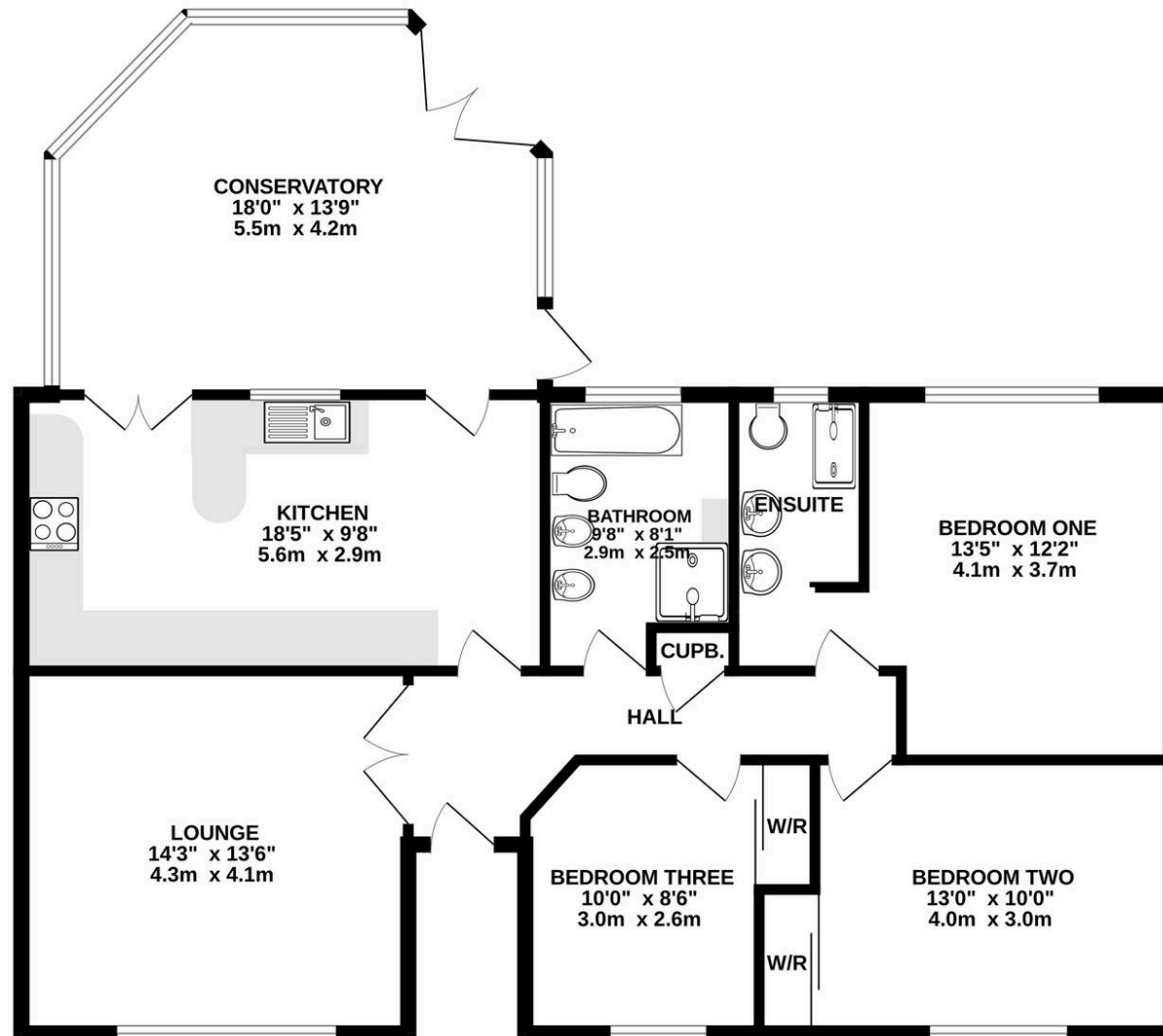
This immaculate bungalow represents a rare opportunity to acquire a truly turnkey home finished to the highest standard. Early viewing is highly recommended to those fully appreciate the quality, space and lifestyle on offer.

Home Report Value- £350,000 EPC - C Council Tax Band - E





GROUND 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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