



81 Aller Place, Livingston

Offers Over £434,000



81 Aller Place

Livingston

Immaculate 4 bed detached bungalow in sought after Eliburn. Spacious, modern kitchen and bathrooms, en-suite, gardens, driveway, close to amenities, schools, train and road links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

14' 1" x 4' 8" (4.29m x 1.42m)

Enter through a modern half-glazed composite front door with an opaque side window into the welcoming L-shaped entrance hall. From here, there is access to the lounge, dining kitchen, four bedrooms, and the family bathroom. The hall features recessed downlighters, laminate flooring, two generous storage cupboards, and a radiator also an alarm system.

Lounge

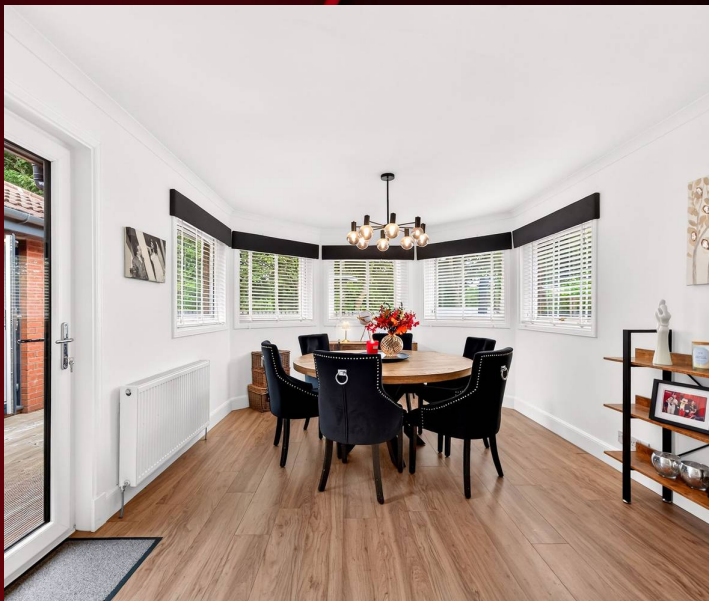
22' 2" x 13' 5" (6.75m x 4.08m)

A bright and spacious reception room, beautifully presented with fresh décor and an attractive bay window that fills the space with natural light. The stunning media wall with a contemporary electric fireplace creates a striking focal point, offering both style and a cosy ambience. Finished with quality carpet flooring and a radiator, the room flows seamlessly through to the dining room/sunroom, making it ideal for both everyday living and entertaining.

Dining Room /Sunroom

14' 2" x 11' 2" (4.31m x 3.41m)

An exceptional, light-filled reception room enjoying an abundance of natural light from five windows and a door opening directly onto the rear garden. Offering delightful views across the garden, this is a wonderful space for both relaxing and entertaining. Finished with stylish laminate flooring, a contemporary feature light fitting, and a radiator, the room combines comfort with an airy, welcoming atmosphere.



Dining Kitchen

15' 5" x 13' 4" (4.70m x 4.06m)

A superb, spacious dining kitchen enjoying lovely views over the rear garden, with French doors opening directly onto the patio, creating an ideal space for both everyday family living and entertaining. Fitted with a range of high-quality base and wall units, complemented by newly fitted worktops, stylish tiled splashbacks, and a ceramic sink with a chrome mixer tap. Integrated appliances include an induction Hobbs, electric oven, extractor hood, and a newly installed dishwasher. The room is finished with recessed downlighters, under-cabinet lighting, laminate flooring, and a radiator. There is ample space for a family dining table and chairs, space for an american fridge freezer.



Utility Room

7' 0" x 5' 9" (2.14m x 1.75m)

A practical and well-appointed utility room with a newly fitted, partially glazed composite door providing direct access to the rear garden. Fitted with newly installed storage cabinets, a ceramic sink with a chrome mixer tap, and a wet wall splashback for easy maintenance. There is dedicated space for a freestanding washing machine and tumble dryer, while the room is finished with a central spotlight fitting, laminate flooring.

Bedroom One

12' 6" x 11' 0" (3.81m x 3.35m)

A spacious and beautifully presented principal bedroom overlooking the front of the property. The room features a stylish contemporary light fitting, large fitted double wardrobes providing excellent hanging and storage space, newly fitted carpet, and a radiator. There is also the added benefit of direct access to the modern en-suite shower room.

En Suite

11' 6" x 5' 9" (3.50m x 1.76m)

A beautifully appointed and immaculately presented en-suite shower room, finished to a high standard and featuring an opaque side-facing window for natural light and privacy. Comprising a contemporary white WC, a stylish vanity unit incorporating a modern wash hand basin with a chrome mixer tap, and a luxurious walk-in shower with a mains-fed rainfall shower head, multiple body spray jets, and a separate handheld attachment. The room is enhanced by recessed downlighters, elegant tiled splashbacks, sleek wet wall panelling, quality tiled flooring, and a contemporary



Bedroom Two

10' 4" x 10' 3" (3.15m x 3.13m)

A beautifully presented double bedroom overlooking the front of the property, offering a bright and welcoming space that is perfect for family members or as a comfortable guest bedroom. The room benefits from a central feature light fitting, soft carpet flooring, and a radiator, creating a warm and inviting atmosphere.



Bedroom Three

12' 4" x 8' 8" (3.77m x 2.65m)

A fantastic and versatile room enjoying views over the rear of the property, with French doors opening directly onto the rear decking area and garden beyond. Currently offering a flexible layout, this superb space would make an ideal home office, creative studio, guest room, or additional bedroom depending on individual needs. The room benefits from fitted wardrobes, a contemporary central light fitting, newly fitted carpet flooring, and a radiator, creating a bright and comfortable environment.

Family Bathroom

8' 0" x 6' 8" (2.45m x 2.03m)

A luxurious, high-spec family bathroom beautifully designed with a contemporary finish and stylish detailing throughout. Featuring an opaque side-facing window providing natural light and privacy, the room comprises a modern white WC, a sleek vanity unit with an integrated wash hand basin and chrome mixer tap, and a generous freestanding-style bath complemented by a stunning chrome waterfall mixer tap. The bathroom is enhanced by elegant tiled walls, quality tiled flooring, recessed downlighters, feature ceiling lighting, and a contemporary vertical radiator, creating a sophisticated and relaxing space with a true boutique hotel feel.





REAR GARDEN

Fabulous, fully enclosed gardens with newly installed fencing to the rear and side, featuring a low-maintenance artificial lawn, patio area, extensive decking, decorative stone chips, planted borders, shrubs, and outdoor lighting. The newly built, fully insulated sunroom with power offers a versatile space ideal as a studio, home office, or relaxing garden retreat. The new shed and sunroom will be included as a gift to the new owners.

FRONT GARDEN

The front of the property features a well-maintained lawn, complemented by mature trees, established shrubs, and attractive decorative stone chippings, creating an inviting first impression. A private driveway provides off-street parking and includes a convenient electric vehicle charging point. An outside light enhances practicality, while a gated side access leads through to the rear garden.

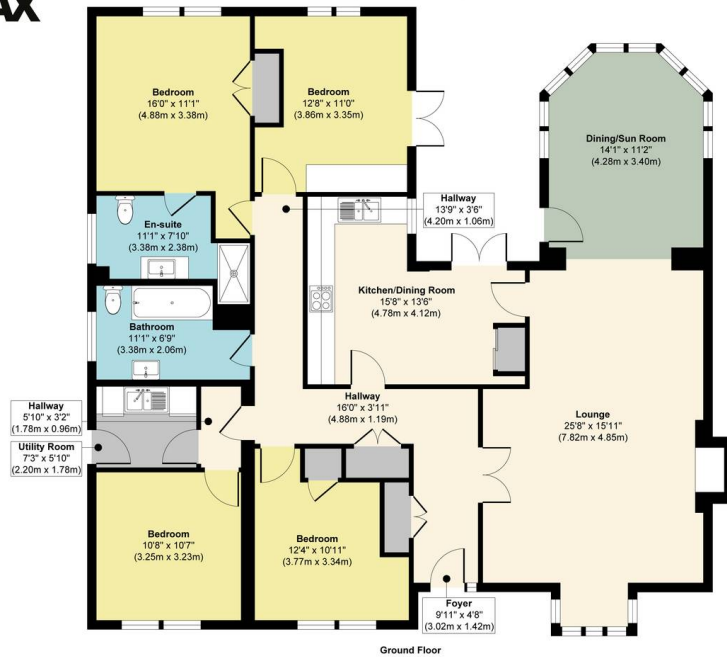
DRIVEWAY

3 Parking Spaces

A large, spacious driveway at the front of the property provides ample parking for several vehicles. The driveway is finished in low-maintenance tarmac, offering both durability and practicality. An electric vehicle (EV) charging point has also been installed, making the property ideal for modern, eco-conscious living.



81 Aller Place, Livingston, EH54 6RG



Ground Floor

Approx. Gross Internal Floor Area 1627 sq. ft / 151.17 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		
	73	79

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	74

England, Scotland & Wales



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