



REMAX
Property

33 Primrose Place, Livingston
Offers Over **£230,000**



Presented to the market by Magda Hawkins of REMAX Property Livingston, this CHAIN-FREE three-bedroom semi-detached house with a garage and 3 car driveway with electric car charger, offers well-proportioned family accommodation arranged over two levels, making it an ideal choice for both families and first-time buyers.

The property boasts a practical layout with versatile living spaces, suitable for a range of buyers seeking a comfortable and functional home in a popular Livingston residential location. The property is situated in the quiet cul-de-sac within well-established neighbourhood.

Upon entering, you are welcomed into a bright and spacious living room with a large front-facing window, allowing natural light to flood the space, complemented by laminate flooring and direct access to the kitchen diner.

The rear-facing kitchen diner is thoughtfully designed with ample fitted storage, a breakfast bar, black laminate worktops and tiled splashbacks, providing a modern and practical space for everyday dining and entertaining.

Direct access from the kitchen diner enhances the flow of the home, while the private rear garden (enclosed for safety and privacy) is perfect for families and those who enjoy entertaining or relaxing outdoors.

The property features three well-proportioned bedrooms on the upper level, including two generous double bedrooms and a good-sized single bedroom, all benefiting from built-in wardrobe storage to maximise space and organisation.

The modern family bathroom is complemented by a convenient downstairs WC, which includes a two-piece suite, built-in under-sink storage, a privacy-glazed window and neutral décor.

Storage is a key feature throughout, with a large under-stairs cupboard, an airing cupboard on the upper landing, built-in wardrobes in all bedrooms, garage storage and loft access, ensuring plenty of space for family belongings and seasonal items.

The property further benefits from a garage, electric car charger and driveway parking for up to three cars, providing excellent off-street parking and additional storage - a highly desirable feature for Livingston buyers.

Located in a sought-after area, this home is an attractive option for those searching for a three-bedroom house for sale in Livingston with family-friendly accommodation, practical features and a welcoming atmosphere.



Early viewing is highly recommended to appreciate the space, layout and excellent storage solutions on offer in this well-maintained semi-detached family home.

Council Tax band: D

Tenure: Freehold

33 Primrose Place is ideally positioned within Livingston, West Lothian, making it an attractive choice for buyers looking for a well-connected family home with excellent access to local amenities, transport links and the major cities of Edinburgh and Glasgow.

Livingston is a popular West Lothian town offering an excellent balance between everyday convenience, family-friendly amenities and commuter connectivity.

Residents benefit from a wide range of shopping, leisure, dining, education and recreational facilities, while the town's central location makes it particularly appealing to commuters.

For rail commuters, Livingston is served by Livingston North and Livingston South railway stations. Livingston North provides services towards Edinburgh and Glasgow via the Airdrie/Bathgate route, while Livingston South is served by the Shotts Line with direct services towards Edinburgh Waverley and Glasgow Central.

Livingston South is particularly useful for commuting towards Edinburgh or Glasgow, with direct trains to both cities.

Current ScotRail information shows direct services to Glasgow Central, with an average journey time of around 57 minutes, while services also operate towards Edinburgh Waverley.

The area also benefits from an extensive local bus network, with Livingston Bus Terminal providing connections throughout West Lothian and onward services towards Edinburgh and Glasgow.

For drivers, Livingston offers convenient road connections to the M8 motorway, providing straightforward access towards Edinburgh, Glasgow and surrounding towns. Edinburgh Airport is also within easy reach, adding further convenience for business and leisure travel.

Reception 3' 1" x 6' 9" (0.94m x 2.06m)

A welcoming entrance immediately sets the tone for this attractive family home. The reception area is bright and inviting, featuring laminate flooring, neutral décor and a PVC main door with glazed panel, allowing natural light to enter. A radiator and ceiling light fixture complete the space, with access provided to the ground-floor accommodation.

Living Room 12' 6" x 15' 9" (3.80m x 4.79m)

The bright and airy living room provides a comfortable main reception space, with a large front-facing window overlooking the garden frontage and bringing plenty of natural light into the room. Laminate flooring creates a practical and contemporary finish, complemented by a radiator and ample power outlets. Carpeted stairs provide access to the upper floor, while a convenient opening leads directly through to the kitchen diner, creating a practical flow for modern family living and entertaining.

Kitchen Diner 15' 8" x 8' 6" (4.78m x 2.58m)

Positioned to the rear of the property, the kitchen diner is a particularly practical space, combining cooking and dining areas with direct access to the private rear garden. The kitchen offers an excellent amount of storage, with ample fitted cabinets featuring wood-effect fronts, complemented by black laminate worktops and tiled splashbacks. Additional worktop space incorporates a useful breakfast bar, providing a casual dining area. Two windows provide plenty of natural light, while vinyl flooring offers a durable and easy-to-maintain finish. The kitchen also benefits from ample power outlets, a radiator and ceiling light fixture. A large under-stairs cupboard provides valuable additional storage and could also be utilised as a useful cloakroom/storage area.

Downstairs WC 2' 11" x 6' 9" (0.90m x 2.06m)

Conveniently positioned on the ground floor, the two-piece downstairs WC is finished in neutral décor and features laminate flooring. The suite comprises a WC and wash hand basin with built-in storage beneath, while a window with privacy glazing provides natural light. A radiator and ceiling light fixture complete the room.





Landing Freshly carpeted stairs lead to the first-floor landing, which provides access to three bedrooms, the family bathroom and loft space. A particularly useful large airing cupboard, conveniently positioned between the master and second bedrooms, provides excellent additional storage and helps keep everyday household items neatly organised.

Master Bedroom 9' 0" x 12' 8" (2.74m x 3.87m)

The generous master bedroom is double in size and positioned to the front of the property. A large window provides an abundance of natural light, while the room benefits from carpeted flooring, ample power outlets, radiator and ceiling light fixture. A built-in wardrobe provides useful integrated storage, making this a comfortable and practical principal bedroom.

Second Bedroom 8' 6" x 9' 1" (2.58m x 2.78m)

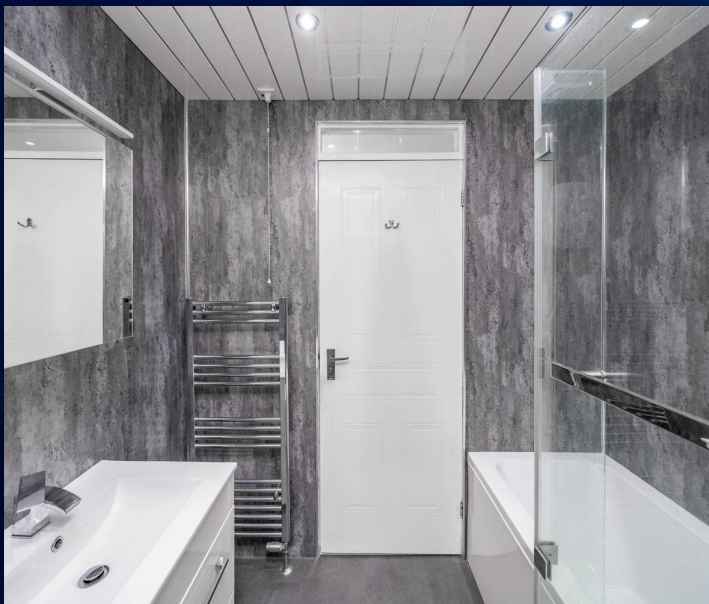
The second bedroom is also double in size and overlooks the rear of the property. Finished with laminated flooring, the room is spacious, with a large rear-facing window, ample power outlets, radiator and ceiling light fixture. A built-in wardrobe provides additional storage without compromising the usable floor area.

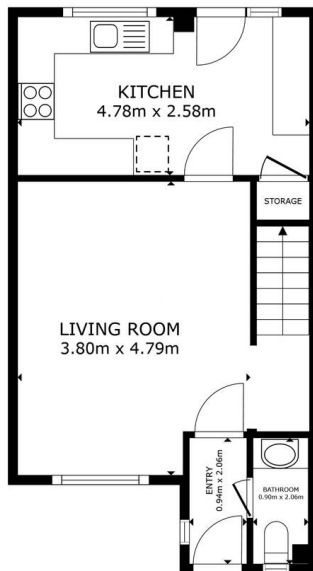
Third Bedroom 6' 5" x 7' 3" (1.96m x 2.20m)

The third bedroom is a well-proportioned single bedroom overlooking the front of the property. Carpeted flooring creates a warm and comfortable feel, while a large window provides good natural light. The room also benefits from ample power outlets, radiator, ceiling light fixture and a built-in wardrobe, making it ideal as a child's bedroom, guest room or home office.

Family Bathroom 7' 0" x 6' 0" (2.13m x 1.84m)

The modern family bathroom is finished to a contemporary standard and features a three-piece white suite, including a bath with an over-bath shower. The room benefits from a stylish modern finish, complemented by a chrome heated towel radiator and stylish under sink storage.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 38.4 m² FLOOR 2 36.3 m²
TOTAL: 74.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 38.4 m² FLOOR 2 36.3 m²
TOTAL: 74.7 m²

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.