

Turpie
&Co



Farm Place, Livingston, EH54 6SD

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Farm Place, Livingston



Offering generous and versatile family accommodation, this impressive four-bedroom home is presented in move-in condition, combining bespoke décor with a sociable ground-floor layout, established gardens and an integral garage.

The welcoming entrance hall leads into a generous dual-aspect lounge, where large windows bring an excellent amount of natural light into the room. Wide double doors connect the lounge with the kitchen and dining room, allowing the spaces to flow together particularly well and creating a wonderfully open setting for everyday family life and entertaining.

Upstairs are four well-proportioned bedrooms, two with en-suite facilities, alongside the family bathroom. A separate box room/home office provides valuable additional space and versatility without compromising any of the bedrooms.

Outside, the enclosed and established gardens provide colour throughout the year and an attractive setting for relaxing and entertaining. An integral garage provides excellent additional storage.

What's special about this house

- Generous four-bedroom family home presented in move-in condition.
- Bright dual-aspect lounge with double doors connecting to the kitchen and dining room.
- Spacious kitchen and dining room with central island and direct access to the garden.
- Two en-suite bedrooms, ideal for family living and visiting guests.
- Separate box room/home office offering excellent additional versatility.
- Enclosed, established gardens providing colour throughout the year.
- Integral garage offering useful storage.
- Close to Livingston centre, riverside walks and excellent commuter connections.



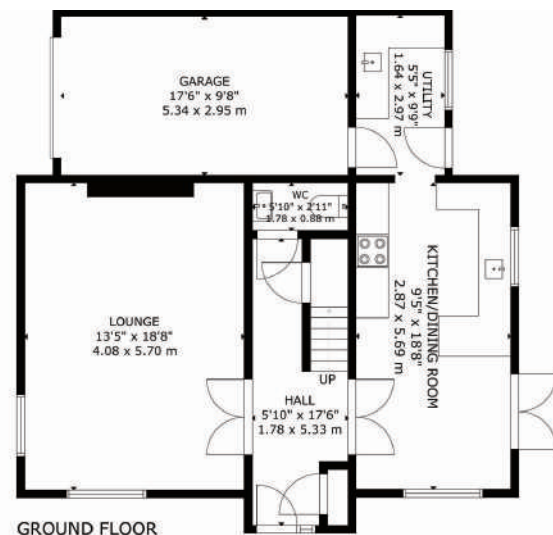
Location and Amenities

- Within easy reach of St John's Hospital and West Lothian College.
- A peaceful residential setting less than a five-minute drive from Eliburn Park with its play area, woodland walks, reservoir, and sports pitches.
- Less than a ten-minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are less than a ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive.
- Edinburgh International Airport is just 12 miles away.

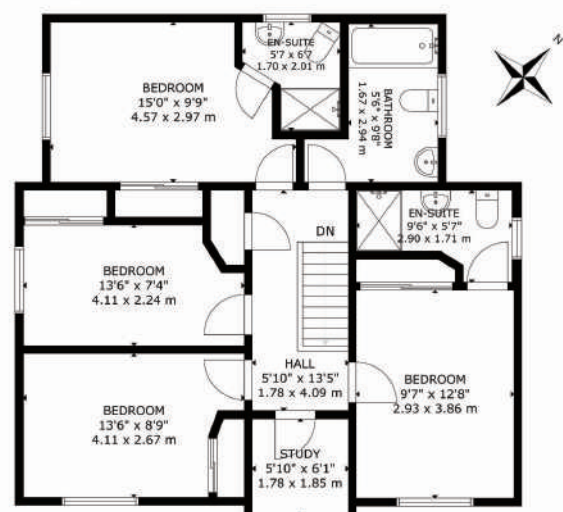
Extras

All floor coverings, all light fittings, all blinds, oven/hob, dishwasher, washing machine, fridge/freezer, garden storage box, washing line, living room mirror and hallway mirror are included

Home Report valuation	£370,000
Internal floor area	130m ²
School catchment	Peel Primary School Inveralmond Community High School
Council tax band	Band E
EPC Rating	Band C
Train station	Livingston North



GROUND FLOOR



Ground Floor

Lounge	4.08 x 5.70m
Kitchen/Dining Room	2.87 x 5.69m
Utility	1.64 x 2.97m
WC	1.78 x 0.88m
Garage	5.34 x 2.95m

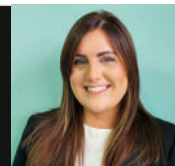
First Floor

Bedroom 1	2.93 x 3.86m
En-suite	2.90 x 1.71m
Bedroom 2	4.57 x 2.97m
En-suite	1.67 x 2.94m
Bedroom 3	4.11 x 2.67m
Bedroom 4	4.11 x 2.24m
Study	1.78 x 1.85m
Bathroom	1.67 x 2.94m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Lucy Forbes
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.