



72 Chuckethall Road, Livingston

Offers Over £424,000



72 Chuckethall Road

Livingston

Spacious six-bedroom, three-storey detached home with modern kitchen, en-suite, conservatory, double drive, garage, rear garden and excellent storage. Ideal for family living and entertaining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

19' 3" x 13' 1" (5.86m x 4.00m)

Bright and spacious family lounge with three front-facing windows, real wood flooring, ceiling spotlights and neutral décor with a grey feather-effect feature wall. A great size for a family, with plenty of space for furniture, relaxing and entertaining.

Dining Room

10' 0" x 12' 6" (3.05m x 3.82m)

Bright and spacious dining room with patio doors leading to the conservatory, grey tile-effect laminate flooring, large radiator and modern chrome flush ceiling light. Neutral décor with ample space for a large dining table and furniture.

Conservatory

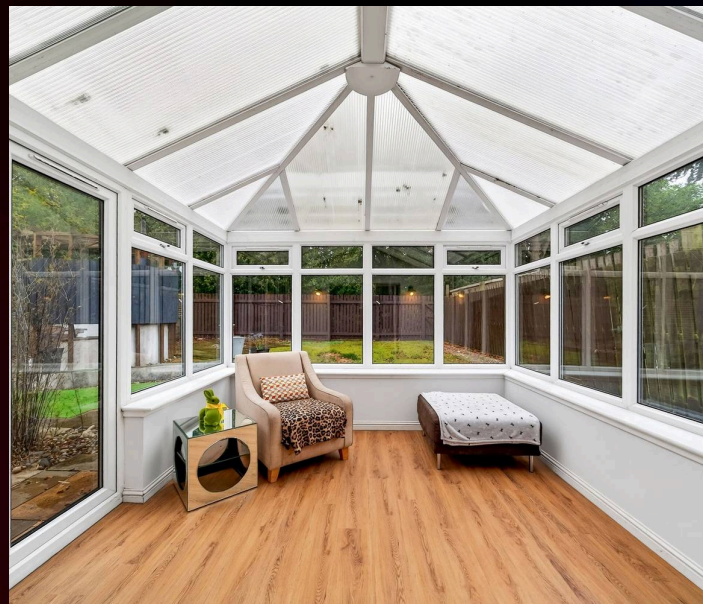
12' 10" x 10' 11" (3.90m x 3.32m)

Bright and spacious conservatory with French doors leading to the rear garden, newly laid oak-effect laminate flooring and neutral painted walls. Two stylish black feature wall lights add a modern touch, with excellent extra space for relaxing or entertaining.

Kitchen

15' 6" x 18' 4" (4.72m x 5.59m)

Contemporary and spacious kitchen featuring a rear-facing bay window and triple window, filling the room with natural light. Real wood flooring extends through the seating area, with grey ceramic tiles to the kitchen area. Stylish Pacific blue acrylic cabinets with silver handles, laminate worktops and feature blue marble-effect wallpaper with a split-face white stone wall. The central island includes a wine cooler, five-burner gas hob, chrome extractor and space for bar stools. The kitchen also benefits from a Smeg sink with chrome mixer tap, integrated fridge/freezer, microwave and double oven, ample storage and modern lighting. The seating area has space for a sofa. Access to the utility room and garage.





Utility Room

6' 6" x 6' 1" (1.97m x 1.85m)

Practical utility room with a half-glazed door leading to the rear garden. Features grey ceramic floor tiles, neutral painted walls, small radiator and chrome flush ceiling light. Fitted Base and wall cabinets with worktop provide useful storage, with space for a washing machine and tumble dryer, plus access to the WC.

WC

3' 4" x 6' 1" (1.01m x 1.85m)

Convenient WC with a small side-facing window, grey ceramic floor tiles and a chrome heated towel rail. Neutral painted walls are complemented by a stylish stone feature wall, PVC ceiling and two chrome wall lights. Fitted with a white corner sink and matching WC.

Entrance Hall

3' 2" x 5' 8" (0.97m x 1.73m)

Welcoming entrance hall with Composite half-glazed front door and side panel, real wood flooring and light grey painted walls. Features a small shelved cupboard, with a glass-panelled door and side screen leading through to the main hallway.

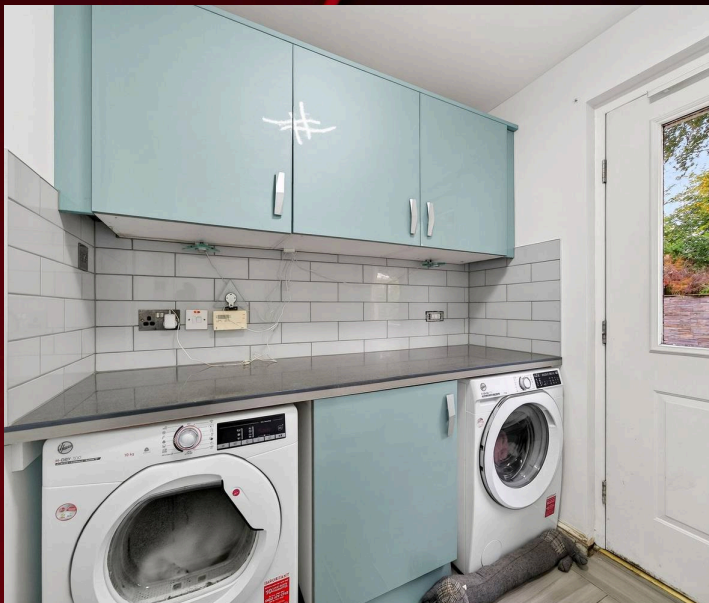
Hallway

Bright hallway with real wood flooring, Carpeted stairs, small radiator and two ceiling pendant lights. Light grey painted walls and useful under-stair storage cupboard housing the electricity meter. Access to the lounge, dining room, kitchen and upper floors.

Bedroom One

14' 6" x 13' 1" (4.42m x 3.99m)

Spacious and bright bedroom with three slim front-facing windows, light grey carpet and large radiator beneath the window. Painted walls are complemented by a stylish stone and timber feature wall with wall lights. Includes a single fitted wardrobe, ample space for freestanding furniture and access to the en-suite.





En Suite

5' 4" x 7' 4" (1.62m x 2.23m)

Stylish en-suite with a small side-facing window and ceiling spotlights. Features a modern black heated towel rail, large walk-in shower with glass enclosure, rainfall shower head, mixer tap and hose, plus a built-in shower shelf. Striking grey and blue marble-effect wall tiles continue onto the floor for a coordinated finish. Includes an enclosed WC, white sink with grey vanity storage and LED mirror cabinet.

Bedroom Two

15' 0" x 16' 5" (4.57m x 5.01m)

Bright and generously sized Second-floor bedroom with two Velux windows, one to the front and one to the rear, filling the room with natural light. Features carpet flooring, medium radiator and centre ceiling pendant. Pink and lilac painted walls, with a built-in desk beneath one window and plenty of space for freestanding furniture.

Bedroom Six

15' 0" x 6' 8" (4.56m x 2.02m)

Bright Second-floor double bedroom with two Velux windows, one to the front and one to the rear. Features carpet flooring medium radiator, ceiling pendant light and neutral painted walls. Built-in triple wardrobe with two shelving areas either side.

Bedroom Three

9' 3" x 12' 7" (2.82m x 3.84m)

Spacious and bright first-floor double bedroom with a triple rear-facing window, carpet flooring, small radiator and ceiling pendant light. Neutral painted walls, double fitted wardrobes and a built-in L-shaped desk provide excellent storage and workspace.

Bathroom

5' 10" x 7' 1" (1.78m x 2.16m)

Bright second-floor bathroom with a double rear-facing window, grey laminate flooring, chrome heated towel rail and ceiling spotlights. Features a white bath with overhead waterfall shower, mixer tap and hose, plus built-in shelving. Acrylic bath panelling and grey tile-effect wet wall panels provide a modern finish, complemented by a white sink, WC and LED mirror.





Bedroom Four

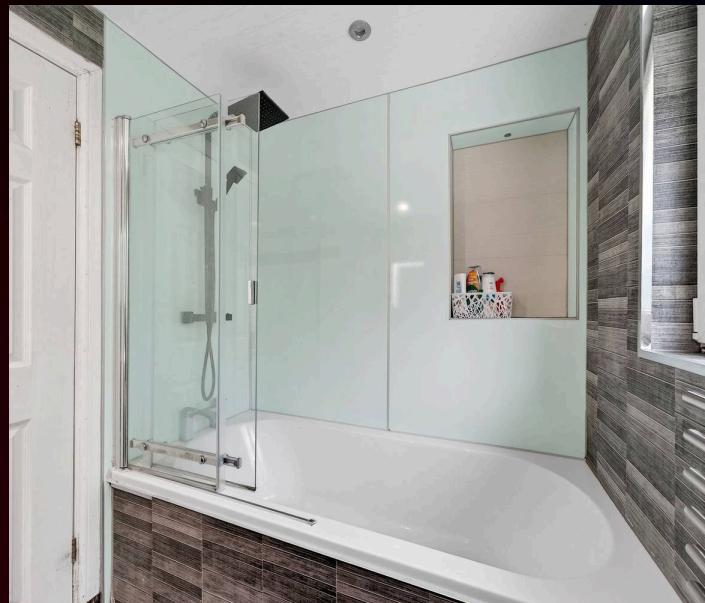
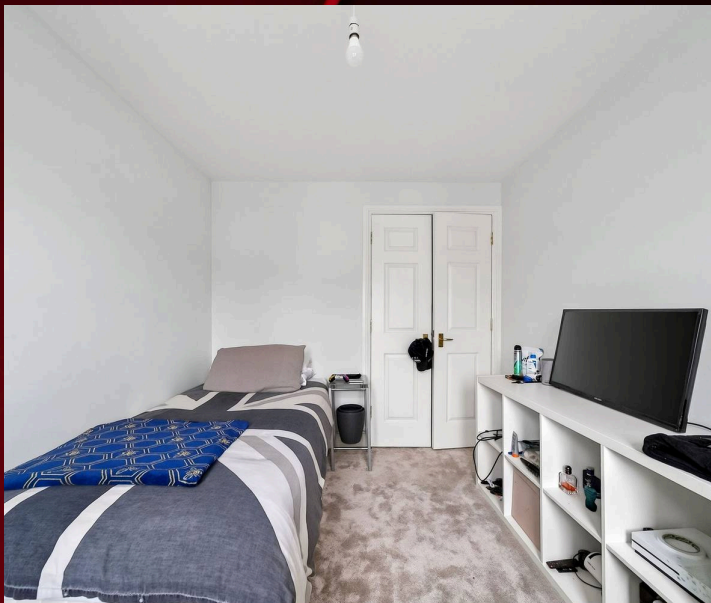
10' 7" x 8' 4" (3.23m x 2.54m)

Bright first-floor single bedroom with two slim front-facing windows, carpet flooring and radiator beneath the window. Neutral painted walls, a double fitted wardrobe and additional space for freestanding furniture.

Bedroom Five

9' 2" x 8' 3" (2.79m x 2.51m)

Bright first-floor single bedroom with a double rear-facing window, carpet flooring and radiator beneath the window. Features neutral painted walls, ceiling pendant light and a double fitted wardrobe.





REAR GARDEN

Fully enclosed and private landscaped rear garden, accessed via the utility room or French doors from the conservatory. The garden features a patio area, dedicated BBQ area, artificial grass lawn and decking, providing excellent space for relaxing and entertaining. The BBQ area benefits from two electricity sockets, with convenient access down both sides of the property to the front.

FRONT GARDEN

The front garden features a lawn, mature shrubs and established trees, creating an attractive frontage and excellent kerb appeal.

DOUBLE GARAGE

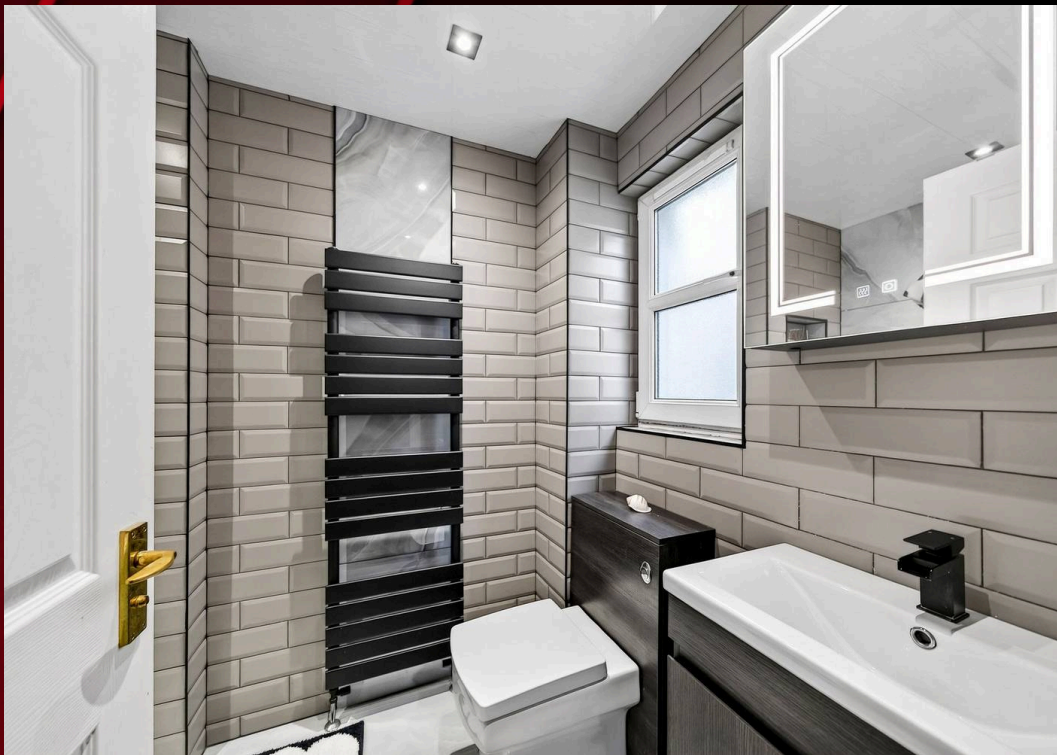
1 Parking Space

garage space The double garage has been incorporated into the property to create an extended kitchen, offering excellent additional internal space while retaining the footprint of a double garage.

DRIVEWAY

2 Parking Spaces

A spacious monoblock driveway provides ample off-street parking for several vehicles.



72 Chuckethall Road, Livingston, EH54 8FB



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		

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		

England, Scotland & Wales



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