



120 Foxknowe Place, Livingston

Offers Over £300,000



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Welcome to Foxknowe Place, a beautifully presented five bedroom detached home set within the highly desirable Elburn area of Livingston. Offering a garage conversion, a south facing garden and a spacious interior designed for modern family living, this property combines comfort, practicality and a fantastic location close to schools, amenities and commuter links. With a two car driveway and visitor parking, it is ready to welcome its next owners.

Upon entering, you are greeted by a bright and welcoming hallway. To the rear of the property, the generous lounge offers an inviting retreat, with space for two to three sofas, a media wall and a feature fireplace. Patio doors open directly onto the garden, flooding the room with natural light and creating a seamless indoor outdoor flow.

To the left of the hallway lies the open plan kitchen and dining area, which spans the full length of the property. Finished with wood effect cabinetry, splashback tiling and ample worktop space, the kitchen is equipped with an integrated oven, grill and four point gas hob, alongside space for a fridge freezer and washing machine. A breakfast bar adds a casual dining option, while the main dining area easily hosts six, making it perfect for family meals or entertaining.

The ground floor also benefits from a downstairs WC finished with splashback tiling and character décor, as well as a garage conversion thoughtfully adapted into a fifth bedroom. This versatile space can comfortably accommodate a king size bed, bedside cabinets and a desk, with the added convenience of fitted wardrobes.

Upstairs, the spacious landing introduces four well-proportioned bedrooms. The principal bedroom is a standout, with space for a king size bed, fitted wardrobes and its own large en-suite shower room, complete with wet wall tiling, chrome accents and a heated towel rail.



Bedrooms two and three are both generous doubles with fitted wardrobes, ideal for family or guests, while bedroom four is currently used as a home office but would also make an excellent single bedroom, nursery or storage space. The family bathroom is finished to a high standard with wet wall tiling, a three piece suite including a bathtub with overhead shower, and chrome fixtures.

Externally, the south facing rear garden is a fantastic size, benefiting from plenty of sunlight throughout the day. With a decked seating area and space for outdoor dining, it is ideal for hosting summer barbecues or relaxing with family. To the front, the property offers a two car driveway with additional visitor parking.

Foxknowe place is ideally situated within Eliburn, one of Livingston's most sought-after neighbourhoods. Everyday amenities including a Co-op and I-Candy, a sweet and food and beverages outlet with a delivery service available, all within walking distance. In addition there is also a hairdresser/barber and a fast food takeaway. The property is also a short walk from Livingston North train station, offering quick and easy links to Edinburgh and Glasgow, while the M8 is just minutes away for those commuting by car. Larger retail and leisure facilities, including Morrisons, Aldi, The Centre, and the Designer Outlet, are all within a short drive. Families will appreciate being within catchment for Inveralmond High School and St Margaret's Academy, while nearby Eliburn Park offers scenic walking routes, play areas, and open green space, perfect for children, pet owners, and nature lovers.

Home Report Value- £325,000

EPC - C

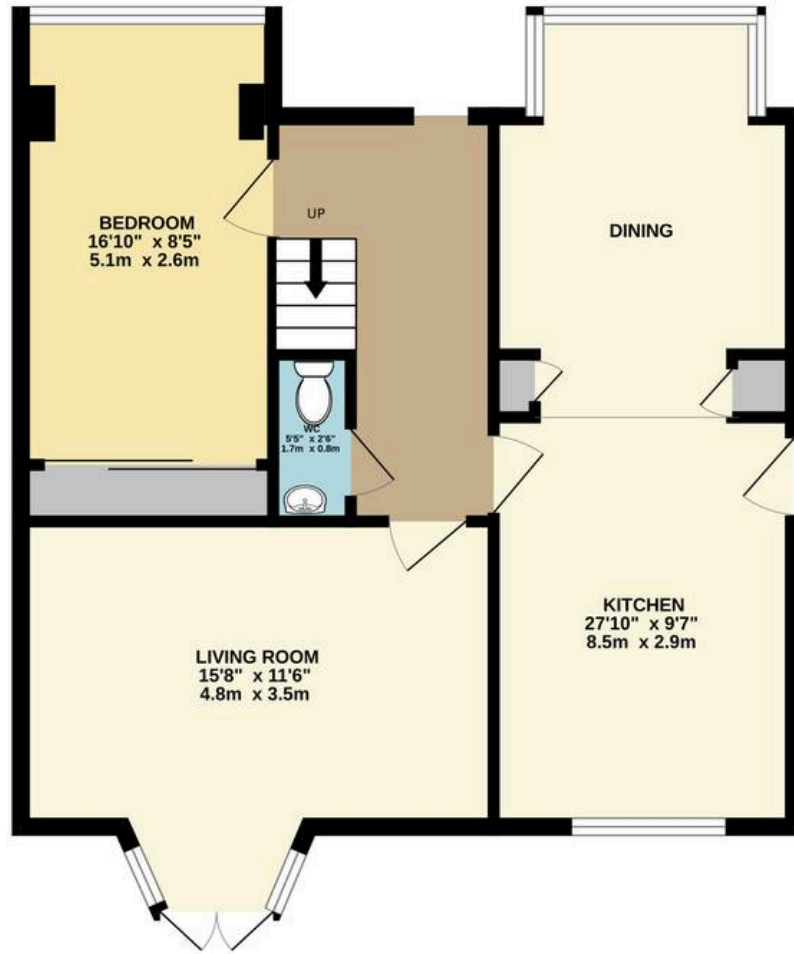
Council Tax Band - E

Square Ft- 1345/125m²

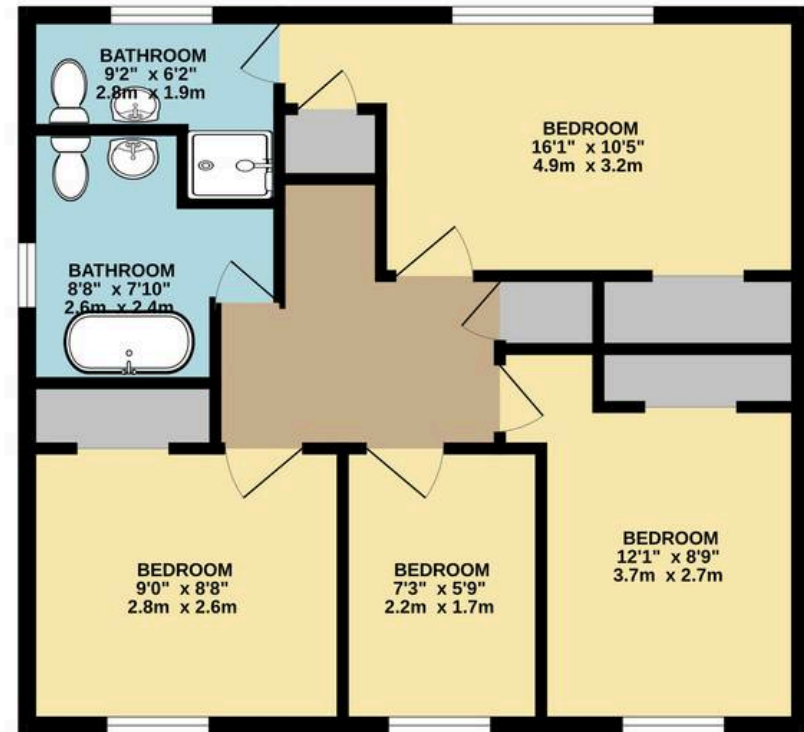




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

