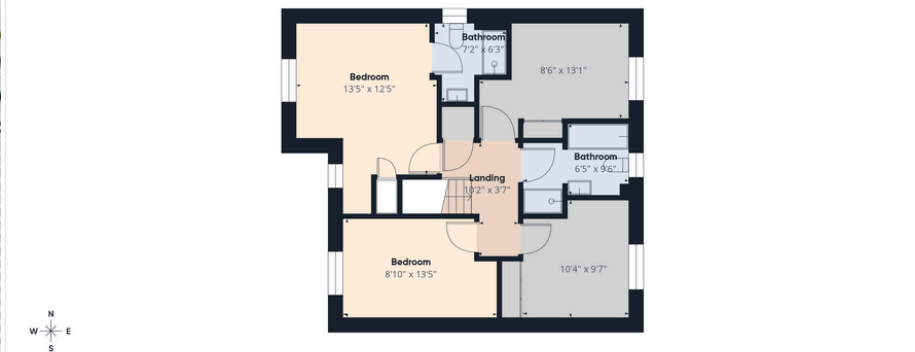


Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1374 ft<sup>2</sup>  
Reduced headroom  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



65 Appleton Drive  
Eliburn, EH54 6FP

## DESCRIPTION

This well presented detached home offers bright, spacious accommodation and is perfectly suited to modern family living. Set in a much sought after location, the property has a great balance of living and bedroom space, with a natural flow that makes it feel both practical and comfortable.

On the ground floor, there is a welcoming entrance hallway leading into a generous lounge, ideal for both relaxing and entertaining. To the rear, the kitchen is a real highlight of the home, offering plenty of workspace and storage, with French doors opening directly out to the private rear garden, making it perfect for everyday family life and hosting in the warmer months. A separate utility room and a handy downstairs WC add to the convenience.

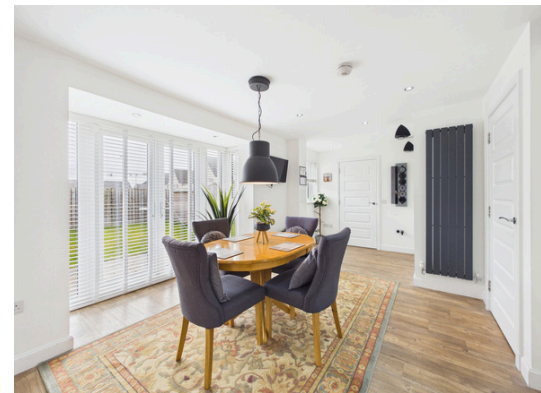
Upstairs, there are four well sized bedrooms, including a main bedroom with its own en-suite. The remaining bedrooms are served by a family bathroom, and there is good built-in storage throughout the home.

Outside, the property enjoys a private rear garden, offering a great space for children, pets or simply unwinding. There is also a garage and driveway providing off-street parking and additional storage.

Overall, this is a fantastic home in a great location, ideal for families looking for something ready to move straight into.

### Key Features:

- Modern detached family home
- Four well proportioned bedrooms
- En-suite to principal bedroom
- Bright and spacious throughout
- Kitchen with French doors to rear garden
- Separate utility room
- Downstairs WC
- Private rear garden
- Garage and driveway
- Well presented and move-in ready
- Located in a popular area



## LOCATION

The property is situated within the well established and sought after area of Eliburn. The neighbourhood offers a range of local amenities including convenience stores, takeaways, nearby schooling and access to Eliburn Park, providing excellent outdoor space with woodland walks and areas for children to play. The area is particularly popular with families and professionals, offering a peaceful setting while remaining close to everyday essentials.

The main town of Livingston is enviably close and offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

