



1 Barn Place, Livingston

Offers Over £290,000

# 1 Barn Place

## Livingston

Beautifully styled, impeccably presented and with standout features at every turn, Barn Place is far from your average three bedroom home. From the extended resin driveway providing generous parking for several cars and garage, to the statement media wall, impressive open plan dining kitchen and beautifully arranged garden with multiple entertaining spaces, this is a home where the attention to detail really shows.

The exterior sets the tone from the outset, with a smart frontage complemented by an impressive extended resin driveway, providing generous off-street parking for several vehicles. The garage adds another valuable practical element, offering secure parking or excellent additional storage, while the overall approach gives the home a polished first impression.

Step inside and the lounge immediately makes an impression. Generously proportioned yet inviting, the room is centred around a striking bespoke media wall, combining contemporary slatted detailing, an inset fire and space for a wall mounted television to create a stylish focal point. From here, the staircase rises to the upper level, with a sleek downstairs WC conveniently positioned just off the living space.

Flowing through to the rear is the fabulous open plan kitchen and dining area, stretching to almost 20ft and designed with sociable living in mind. The kitchen pairs sleek cabinetry with contrasting worktops, integrated appliances and excellent storage, while the generous dining area provides plenty of room for entertaining. French doors draw in natural light and open directly onto the garden, connecting the interior beautifully with the outdoor space.

And the garden is every bit as impressive. Directly outside the French doors, a raised deck creates the perfect spot for morning coffee or summer evenings, overlooking the lawn and mature greenery beyond. Around the side, a generous paved area leads to a second raised decked entertaining space, creating distinct areas for dining, relaxing and hosting friends and family. A garden shed adds useful storage.

Upstairs, the same considered presentation continues. The principal bedroom is a stylish retreat with a statement feature wall, mirrored fitted wardrobes and its own en-suite shower room. Bedroom two is another well-proportioned room, while bedroom three is currently arranged with a desk area, showing its versatility for family life or home working. Useful built-in cupboards across the upper level provide valuable additional storage.

The family bathroom is another standout, with dramatic dark tiling, mosaic accents and subtle feature lighting giving the room a luxurious contemporary feel. A bath with overhead shower and glass screen sits alongside sleek vanity storage, an illuminated mirror and statement radiator.



Finished with real attention to detail and offering style, space and practicality in equal measure, Barn Place is a beautifully put together home complete with an extended multi car resin driveway, garage and an outdoor space designed to be enjoyed.

Eliburn is a popular and established residential area of Livingston, offering a brilliant balance of green space, everyday amenities and excellent commuter connections. Eliburn Park and Reservoir is a particular local highlight, with woodland, walking routes, a play area and open green space providing a lovely escape close to home.

Families are well catered for, with Peel Primary School located within Eliburn, while Livingston offers a wider choice of schooling and childcare. For shopping, dining and leisure, both The Centre and Livingston Designer Outlet are within easy reach, alongside supermarkets, restaurants, cafés and entertainment.

For commuters, Livingston North railway station provides connections towards both Edinburgh and Glasgow, while easy access to the M8 motorway makes travel throughout the Central Belt straightforward. With Livingston's extensive amenities close at hand while still enjoying the parks and green spaces that make Eliburn so appealing, it's an exceptionally convenient setting for modern family life.

Home Report Value- £300,000

EPC - D

Council Tax Band - E

Square Ft- 936/ 87m2

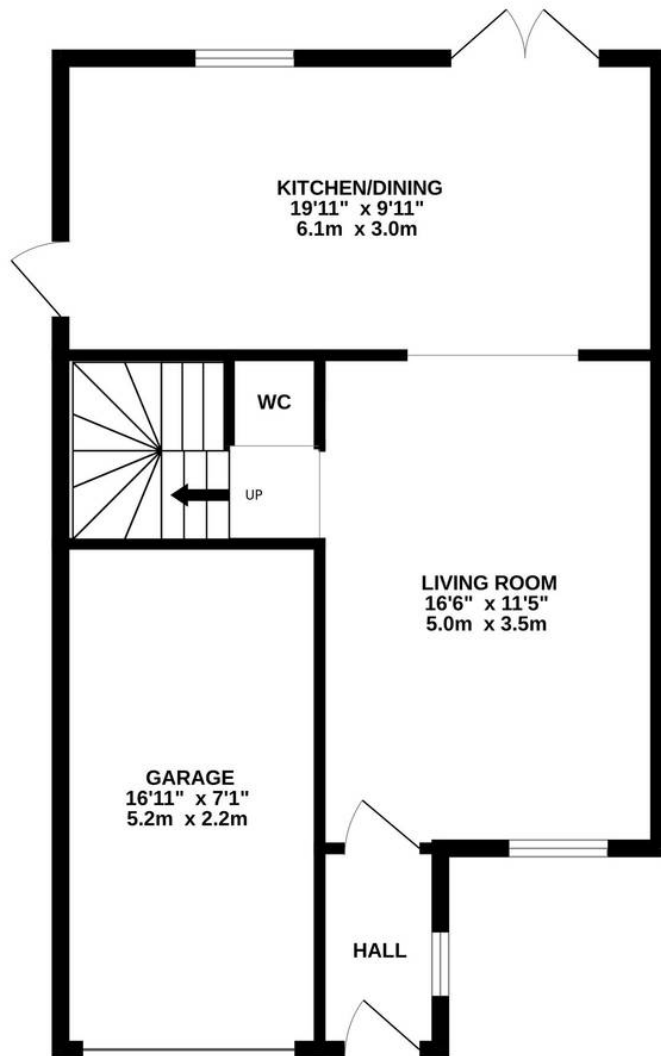
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- Fabulous Open Plan Kitchen & Dining Space with French Doors
- Impressive Extended Resin Driveway with Multi Car Parking
- Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Within the Catchment Area for Peel Primary School
- Excellent Commuter Links via Livingston North Station & the M8

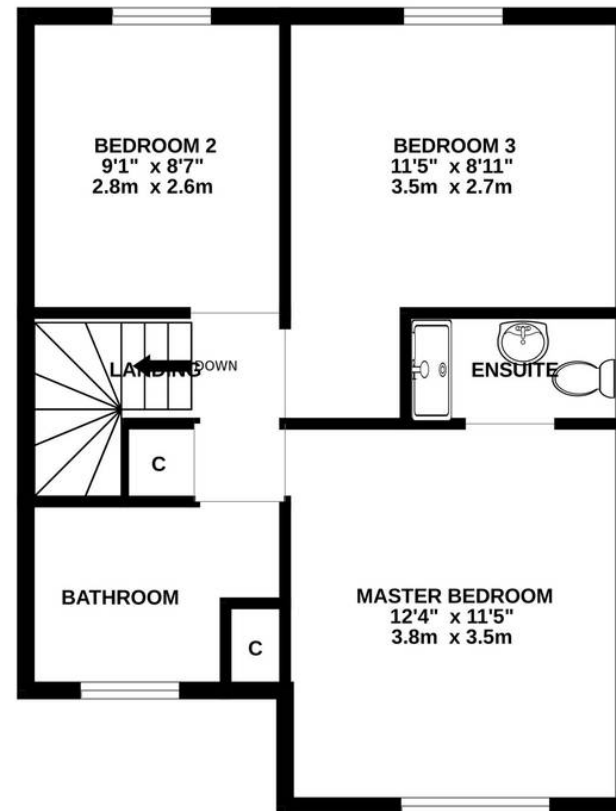




GROUND FLOOR



1ST FLOOR



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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