

RE/MAX Property

55 Garry Walk, Livingston, EH54 5AS



A Spacious Four-Bedroom Terraced Family Home in The Desirable Street of Garry Walk with Conservatory, Integral Garage and Driveway for Two Cars.

This fantastic house is in an ideal locale, within the popular and well-established residential area of Craigshill, and close to a wide range of local amenities. Offering flexible living space, this property in Garry Walk, Craigshill, Livingston, EH54 5AS is ideal for a growing family.

Ground Floor: Entrance Hallway, Living Level Toilet, Lounge/Dining Room, Kitchen, Conservatory, Utility Room plus access to the Integral Garage.

First Floor: Stairs and Landing, Main Bedroom, Three Further Double Bedrooms and Family Bathroom Room.

Outside: Mono-blocked Driveway for Two Cars, Integral Garage, Front Garden and Enclosed Rear Garden.

Why we love this property:

- Approximately 115m² of living space across two floors
- Four bedrooms, ideal for a growing family or working from home
- Bright conservatory overlooking the rear garden
- Integral garage for secure parking or valuable storage
- Mono-blocked driveway with off-street parking for two cars
- Popular Craigshill locale, close to schools, shops and parks
- Livingston South railway station and the M8 within easy reach

Freehold Tenure, No factor fees, EPC C, Council Tax Band C

The home report can be downloaded from the REMAX website.

Garry Walk sits within Craigshill, a mature and popular residential district to the east of Livingston town centre. Everyday shopping is close at hand at The Mall in Craigshill, which includes a Co-op supermarket, with a Lidl at the foot of Craigshill. Riverside Primary School is nearby, and Livingston offers a wide choice of nursery, primary and secondary schools, as well as West Lothian College. The Centre and Livingston Designer Outlet are only a short drive away, where there is a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand, with a multi-screen cinema, leisure pool and further sports facilities available locally, and St John's Hospital is within easy reach. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters.

Front Garden, Driveway and Integral Garage

An inviting approach to the property is created by the mono-blocked driveway, which provides off-street parking for two cars and leads to the integral garage. The front is low maintenance with gravelled areas, path and space for bins. There is guest parking available on the street as well. The integral garage (5.200m x 2.546m) is accessed via an electrically operated shutter door to the front plus an internal door from the utility room. Power and lighting are supplied. This provides secure parking or valuable additional storage and potential for future conversion.

Entrance Hallway

Welcoming you into this lovely home is a part-glazed front door, allowing in natural light. The neutral décor begins with wood effect laminate and neutrally painted walls. The hallway gives access to the lounge/dining room, the kitchen, the living level toilet and the stairs to the upper floor. Three built-in storage cupboards, a ceiling light, a radiator and a smoke detector complete this area. This space is brilliant for storage, and for giving access to multiple areas of the house.

Living Level Toilet

1.643m x 1.234m

Living Level Toilet with freestanding toilet and sink with mixer tap. Additional items include: PVC ceiling with one central light fitting, wet walls, front facing opaque window, small towel radiator, vinyl flooring, and boiler.

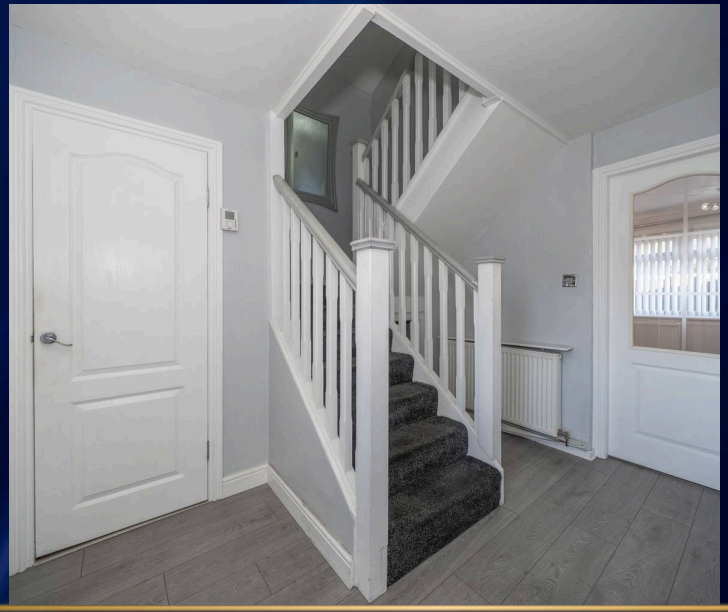
Lounge/Dining Room

6.985m x 3.208m

A generously proportioned room, with ample space for both lounge furniture and a family dining table and chairs, making it ideal for modern family life and entertaining. A window to the rear garden allows natural light to flood into the room, which is decorated with carpet and neutrally painted walls, together with one feature wallpapered wall. Ceiling lighting, two radiators, a TV aerial point, a smoke detector and power points are fitted. The space has a lot of flexibility in it, with an option to separate the space to individual familys needs.

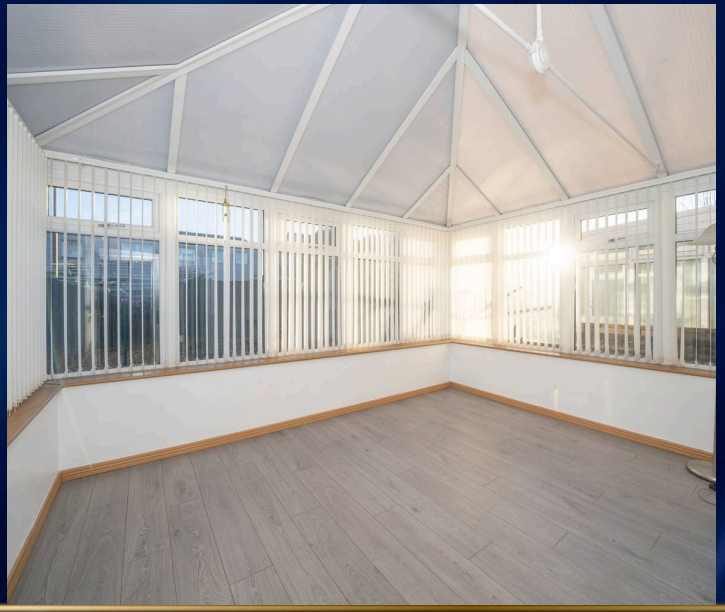












Kitchen

3.646m x 2.919m

Fitted with a range of wall and floor mounted cabinets along two walls, with light grey frontages, complemented by dark grey work surfaces and a tiled splashback. A one and a half stainless-steel sink with drainer sits beneath a window overlooking the front of the property. An eye level double electric oven, gas hob and cooker hood. The kitchen also has a breakfast bar finished in the same dark grey as the work surfaces. Finished with tile effect laminate flooring and neutrally painted walls. Ceiling lighting, a heat detector, a radiator and power points are also supplied. The breakfast bar is brilliant for having a coffee or a quick meal. The Kitchen itself is an excellent space for cooking and busy family life.

Conservatory

4.264m x 2.970m

An excellent addition to the home, this delightful conservatory is the perfect room to relax in or simply admire the garden. Lit by glazing all around, with dwarf walls, sockets, and glazed double doors providing access to the rear garden. A versatile space, which could be used as a sunroom, playroom or additional dining area.

Utility Room

2.751m x 1.806m

A practical and versatile utility space, complete with power and plumbing for a washing machine, tumble dryer and dishwasher. Featuring tiled flooring, a glazed window allowing natural light to flow in, and direct access to the garage. This area is ideal for busy family life, providing a dedicated space for laundry, keeping household chores separate from the main living areas, and offering a convenient solution for those with pets.

Stairs and Landing

The carpeted stairs lead to the upper landing, where the neutral décor continues. The landing gives access to all four bedrooms and the family shower room. A window brings in natural light and is complemented by a ceiling light. An integrated cupboard provides storage. A smoke detector, an attic hatch and power points are supplied.

Main Bedroom

4.078m x 2.751m

A well-proportioned double bedroom, finished with wood effect laminate flooring and neutrally painted walls. Front and rear facing windows bring in natural light, with a ceiling light enhancing this. A radiator and power points complete the room.

Second Bedroom

3.564m x 2.840m

A further generous double room, neutrally painted walls with feature patterned wallpaper and wood effect laminate flooring. A rear facing windows brings in natural light, with a ceiling light complementing this. There is a radiator and power points.

Third Bedroom

3.278 x 3.123

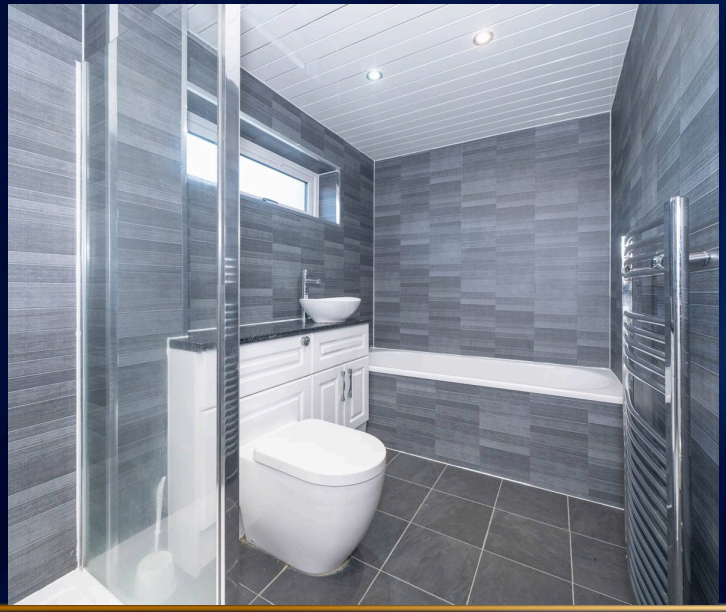
Another double bedroom finished in feature patterned wallpaper with neutrally painted walls and wood effect laminate to the floor. The rear facing window allows in natural light, and a mirrored wardrobe provides ample storage space. There is a ceiling light, radiator and power points to finish the room.













Fourth Bedroom

3.241m x 2.645m

This bedroom has neutrally painted walls and wood effect laminate flooring to create a modern finish. The rear facing window allows in natural light, and a mirrored wardrobe provides ample storage space. There is a ceiling light, radiator and power points finish the room.

Family Bathroom

3.262m x 1.653m

A stylish four piece family bathroom featuring a spacious walk-in shower enclosure with a wall mounted shower, a full-sized bath, a close-coupled toilet and a vanity mounted wash hand basin with useful storage below. The room is finished with attractive wall panelling, tiled flooring, a privacy-glazed window allowing natural light to flow in, ceiling lighting and a heated towel radiator.

Rear Garden

The fully enclosed rear garden offers a private, low maintenance outdoor space, ideal for relaxing, entertaining and enjoying time with family and friends. Predominantly laid to gravel with a paved patio area, the garden provides a versatile setting for outdoor seating and dining, with convenient direct access from the conservatory.

Additional Items:

Tenure: Freehold. Council Tax Band: D. Factor Fee: N/A

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670. OFFERS All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

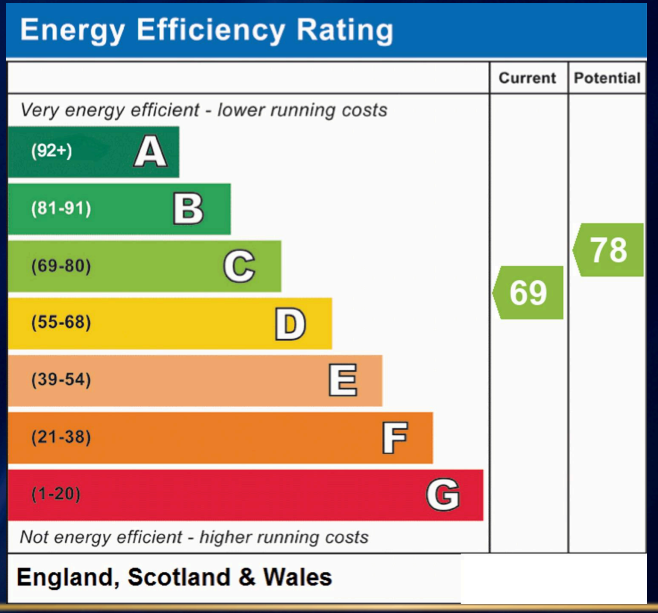
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.







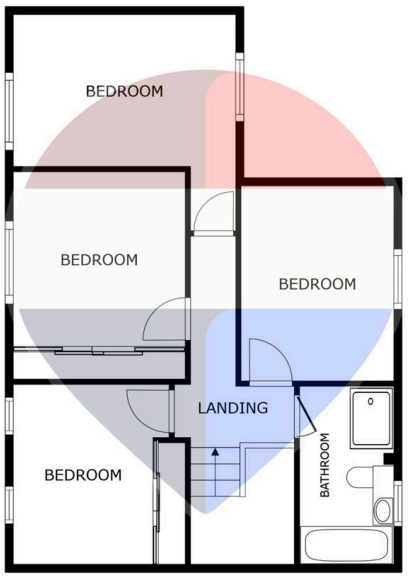


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 72.6 m² FLOOR 2 63.4 m²
EXCLUDED AREAS : GARAGE 15.0 m²
TOTAL : 136.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 72.6 m² FLOOR 2 63.4 m²
EXCLUDED AREAS : GARAGE 15.0 m²
TOTAL : 136.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.