

RE/MAX Property

66 Ballantyne Place, Livingston

Offers over £225,000



The Ultimate Move-In Ready Family Home

Discover this bright and modern, move-in ready home set on an exceptional corner plot. Offering a seamless open-plan living and dining area, a contemporary kitchen, and two generous bedrooms, this property blends style with everyday functionality.

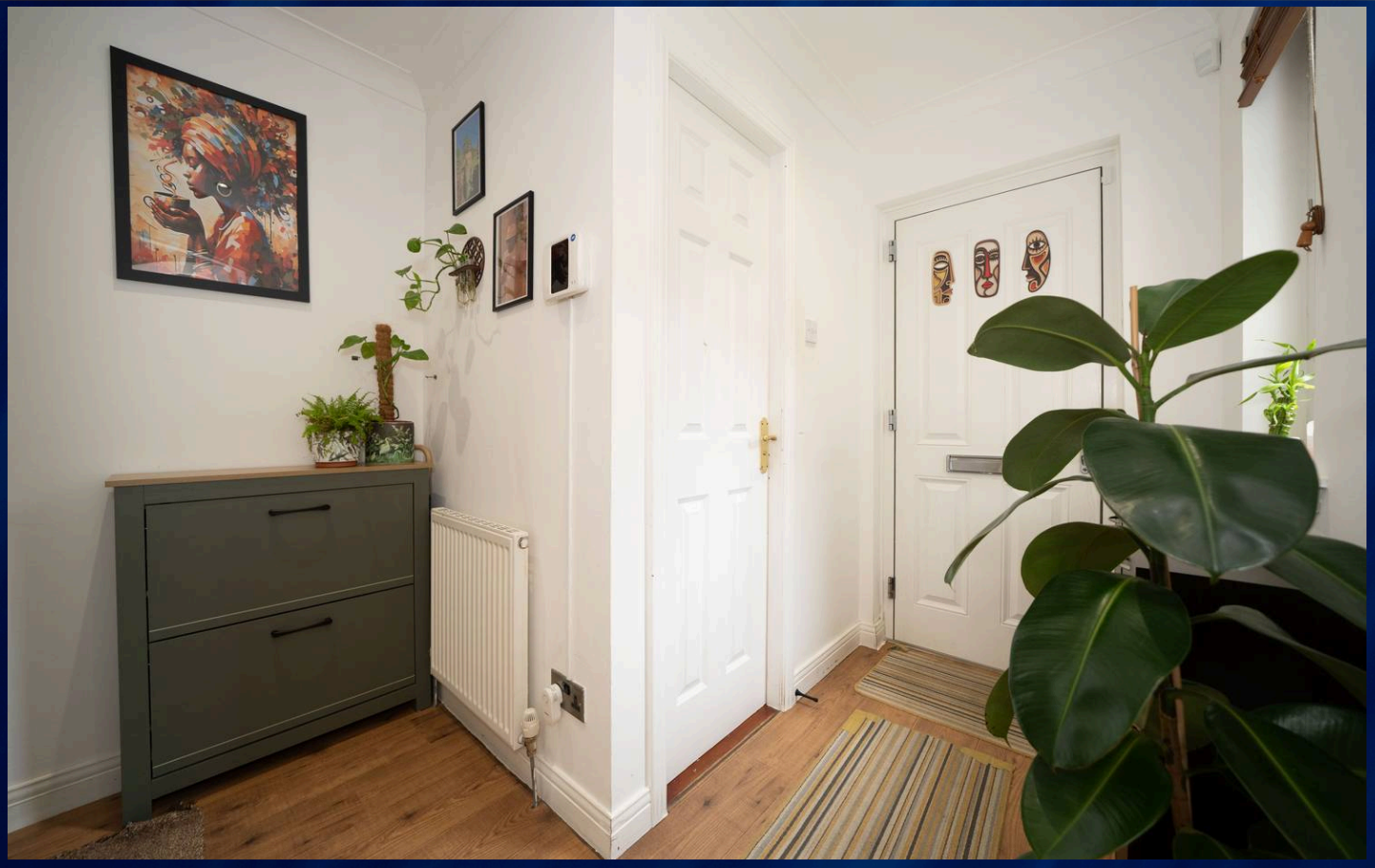
Enjoy outdoor living in your large, private, south-facing garden complete with dual seating areas and a timber outbuilding, plus the added convenience of a private carport, floored attic storage, and exciting potential for future expansion.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Living on Ballantyne Place in Eliburn offers a ideal blend of quiet residential living and exceptional everyday convenience. Families and commuters benefit from being within walking distance of Livingston North railway station for easy trips to Edinburgh and Glasgow, as well as close proximity to local schools, leafy green spaces, and the extensive shopping at the nearby Livingston Centre.







Entrance Hall

2.45m x 2.97m

A warm, welcoming introduction to the home featuring stylish wooden-style flooring and bright, neutral decor. Includes a convenient, modern downstairs WC and pedestal sink.







Lounge

4.20m x 4.17m

Basking in natural sunlight from a large southerly-facing window, this spacious sitting area seamlessly blends comfort and style with modern flooring, practical built-in storage, and an open, airy feel.

Dining Space

2.62m x 3.17m

Designed for modern family life and effortless entertaining, this fluid dining space flows directly from the lounge and features double patio doors opening straight onto a covered outdoor seating area.

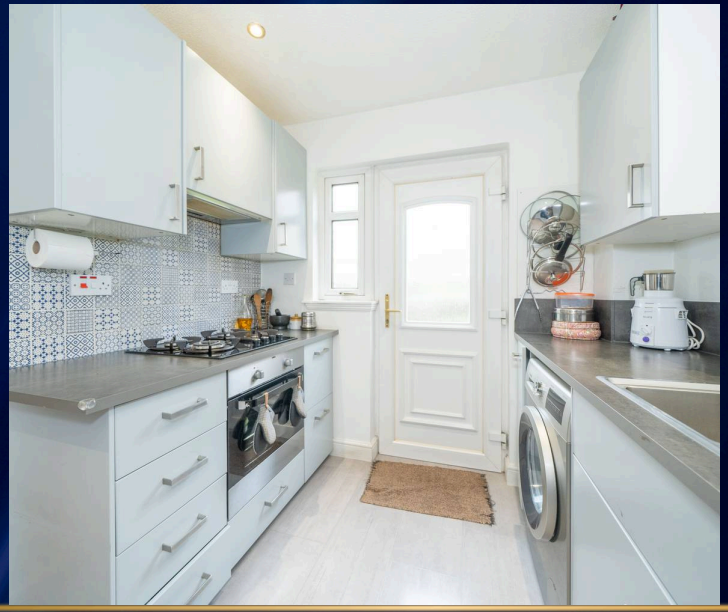
Kitchen

2.51m x 3.12m

A sleek, contemporary kitchen fitted with modern grey cabinetry, stylish splashbacks, and ceiling spotlights. Features a gas hob, stainless steel sink, and seamlessly integrated appliances.







Master Bedroom

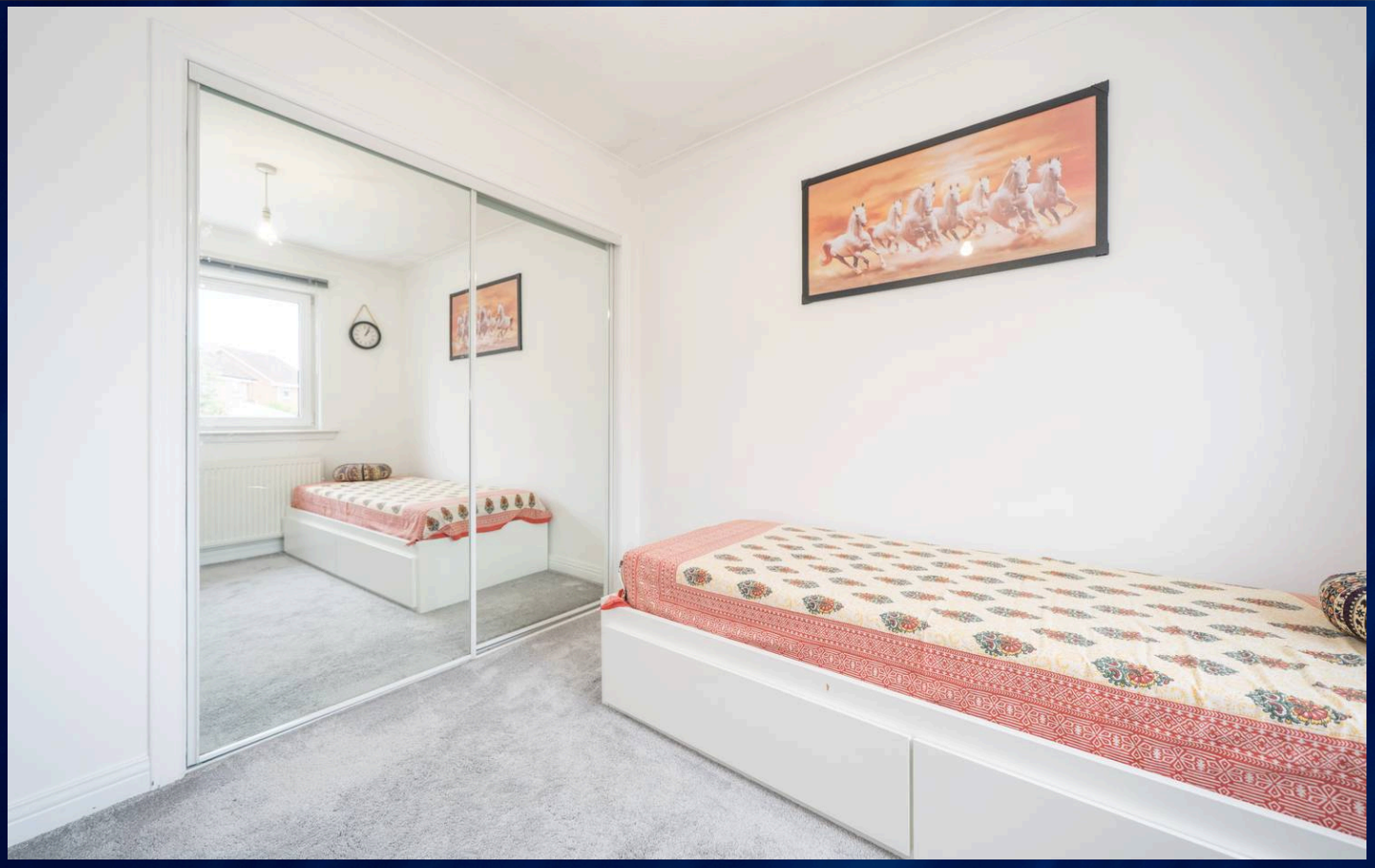
4.22m x 3.66m

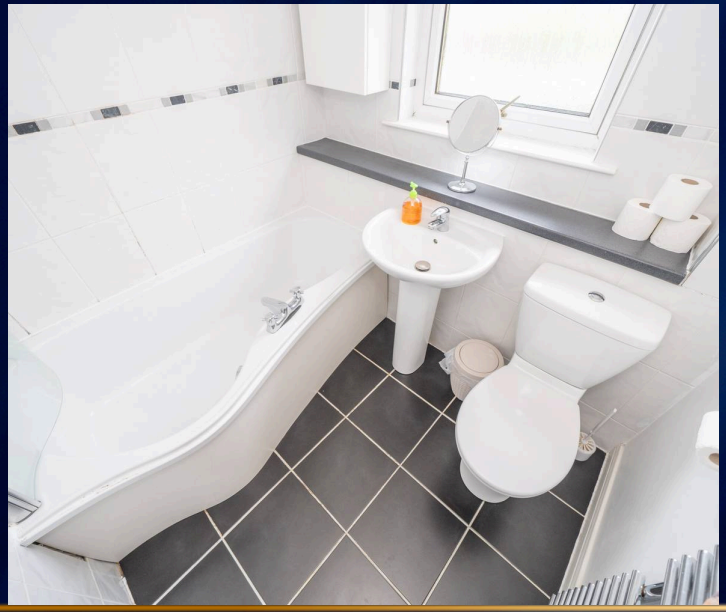
A tranquil southerly-facing retreat enhanced by a relaxing sage green feature wall and plush grey carpeting. Highlights include access to a private, mirrored walk-in wardrobe and under-eaves dressing room.

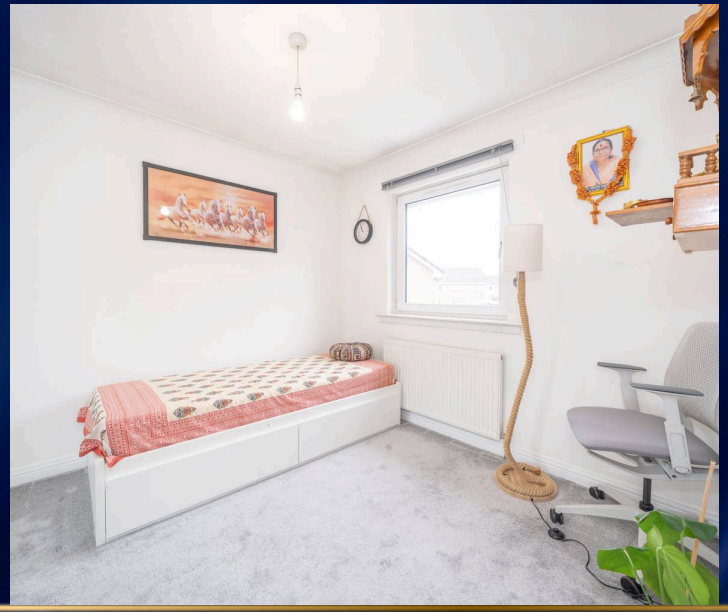












Bedroom 2

9' 4" x 9' 9" (2.84m x 2.97m)

A bright, highly versatile double room finished in soft neutral tones, offering ample space for twin or bunk beds and featuring a built-in wardrobe with mirrored sliding doors.

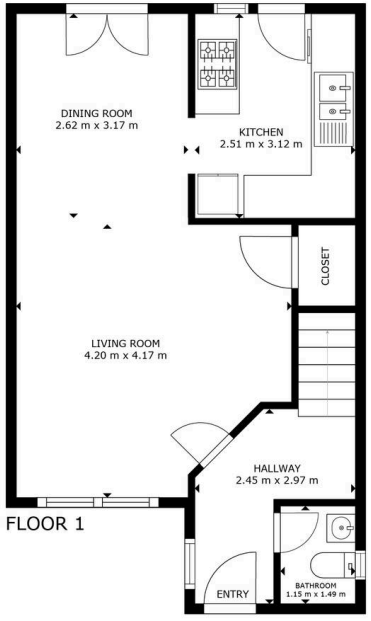
Family Bathroom

2.02m x 1.68m

A crisp, modern bathroom featuring a clean white suite with an over-bath shower, timeless white wall tiles, and contrasting black floor tiling.





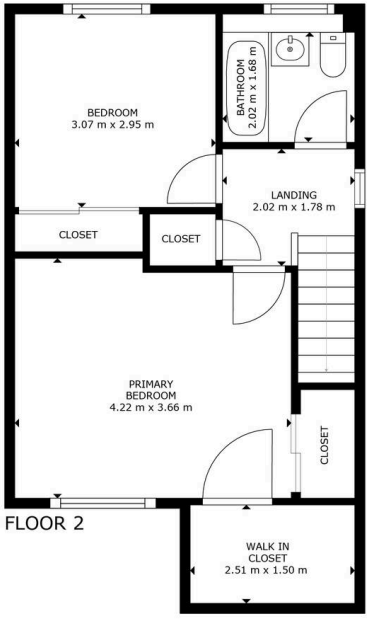


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m²
TOTAL: 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m²
TOTAL: 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



REMAX Property

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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.