



11 Birrell Gardens, EH54 9LF

Livingston - Offers Over £430,000







There are some homes that simply feel right from the moment you arrive, and 11 Birrell Gardens is one of them.

Set within one of Livingston's most sought-after residential areas, this beautifully presented detached family home enjoys an enviable position with open green space and woodland walks right on the doorstep. It is a location that offers something rather special - the convenience of a well-established family setting, combined with the feeling of having nature and the outdoors almost as an extension of your own garden.

From the attractive frontage, generous driveway and double garage to the beautifully maintained gardens and welcoming interior, this is a home that makes a wonderful first impression. Step through the front door and into the inviting hallway, where the sense of space and presentation immediately sets the tone.

The front-facing lounge is bright and welcoming, with natural light flooding through the bay window. A gas fire and surround create a lovely focal point, while neutral decor, pretty feature paper and laminate flooring give the room an effortlessly comfortable feel.

At the heart of the home is the impressive kitchen and dining space, offering excellent room for everyday family life as well as entertaining. The stylish kitchen is well equipped with an integrated Neff induction hob, Neff double oven, dishwasher and wine cooler, together with space for an American-style fridge freezer. There is also a lovely outlook across the garden, making this a room where cooking, dining and relaxing naturally come together.

From here, the versatile family room offers another valuable reception space, with the flexibility to work as a snug, home office, gym, playroom or simply somewhere to relax. Double doors lead through to the conservatory, where views across the garden create a wonderful connection with the outdoors - the perfect spot for morning coffee, a good book or simply enjoying the changing seasons.

The utility room adds practicality without sacrificing personality, with fabulous zebra-print feature wallpaper, space for the washing machine and tumble dryer, useful pantry-style storage and direct access to the double garage, which benefits from power and lighting. A stylish ground-floor cloakroom completes this level.

Upstairs, four beautifully presented bedrooms are arranged from the central landing, together with the family bathroom. The principal bedroom is a particularly impressive retreat, with a walk-in wardrobe/dressing room, fitted mirror-fronted wardrobes and a stylish en suite. Bedrooms two, three and four are all well proportioned, with fitted or built-in storage, neutral decor and lovely garden views. The family bathroom is beautifully maintained, with tiled walls and a classic three-piece white suite.

Outside, the property continues to impress. The generous plot has been thoughtfully landscaped with paved and chipped areas, lawn, raised beds and an established selection of trees and shrubs, creating a private little haven with a leafy backdrop. Beyond the garden, open green space and the nearby Bellsquarry trail provide a wonderful setting for walks and enjoying the outdoors.

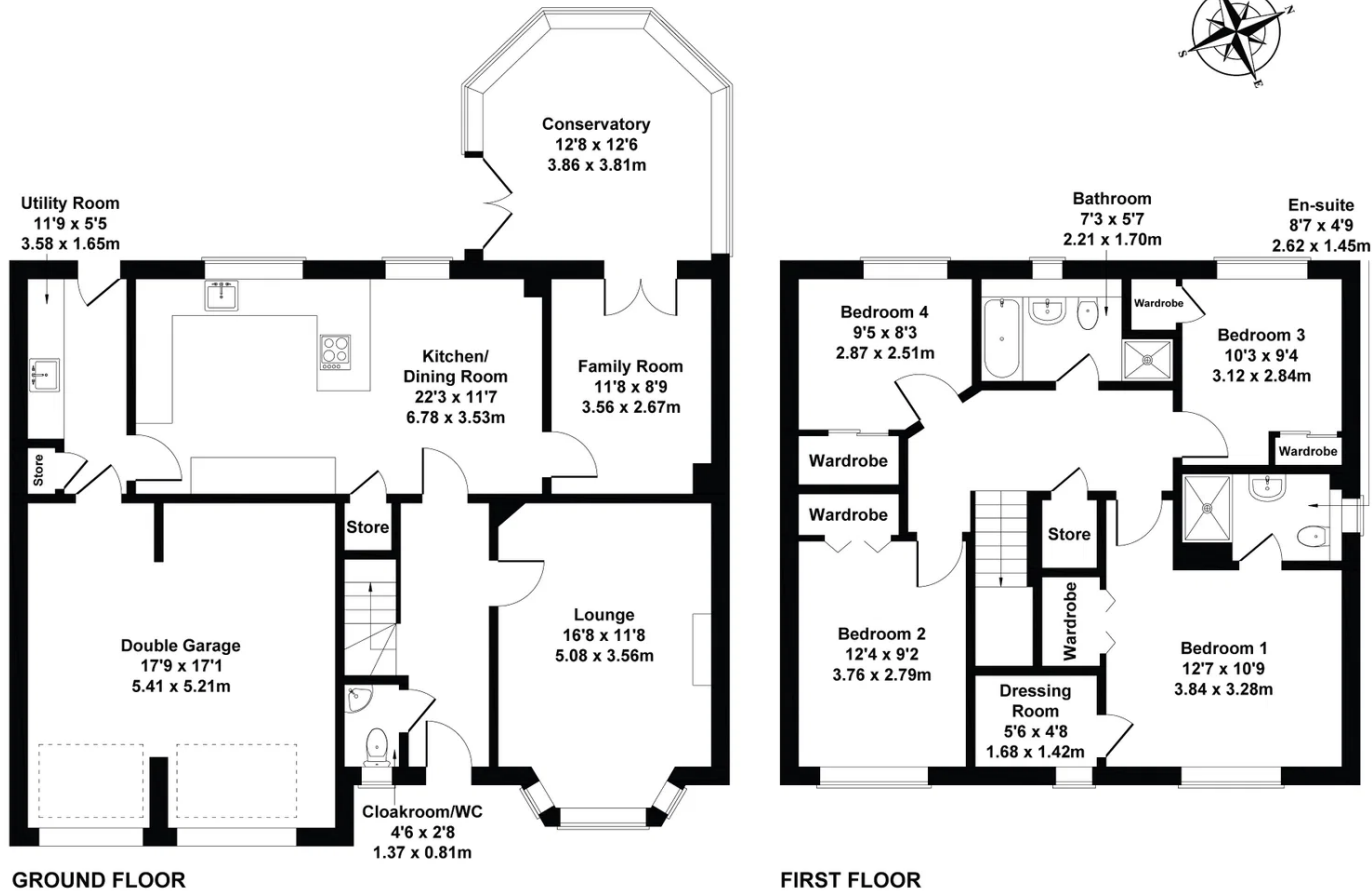
Beautifully maintained throughout and genuinely ready to move into, this is a home that offers space, flexibility and a wonderful lifestyle setting. With four bedrooms, multiple reception spaces, a generous garden, double garage and excellent parking, 11 Birrell Gardens is a home designed for family life - and one that could be enjoyed for many years to come.

Extras: All integrated appliances, free-standing American fridge/freezer, washing machine, gas fire and surround, all curtains, blinds and light fittings.



11 Birrell Gardens, Livingston

Approximate Gross Internal Area
2020 sq ft - 188 sq m



Not to Scale. Produced by The Plan Portal 2026
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