



REMAX
Property

25 Five Sisters View, Polbeth Offers Over £260,000



Welcome to this stunning three bedroom semi-detached house, perfectly situated in a sought after location within the catchment area for the popular Bellsquarry Primary School. This exclusive Barratt Homes development is known for its friendly community feel and stylish properties. Step inside and you will find a true turnkey home, beautifully presented throughout with all ones on the home report, so you can simply move in and start enjoying your new space. The heart of the home is the gorgeous kitchen and dining area, designed with modern living in mind and offering plenty of room for family meals or entertaining friends. Each of the three bedrooms is bright and well proportioned, providing flexible options for sleeping, working from home, or hobbies. The sleek bathroom and handy downstairs WC add convenience for busy households. With quality fixtures and a fresh, contemporary finish in every room, this property really does tick all the boxes for comfortable, stylish living. If you are looking for a home that combines excellent location, immaculate condition, and a welcoming atmosphere, this is one you will not want to miss. Book your viewing today and see just how much this lovely property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

The location is ideal, with the local area offering a range of everyday amenities. There are local shops, cafés and services, along with primary schooling at Bellsquarry Primary School, while secondary schooling is available at James Young High School and a number of nurseries are also located nearby. Livingston town centre is only a short drive away offering an extensive range of shopping and entertainment options including The Centre and Livingston Designer Outlet, along with cinemas, restaurants, gyms and a variety of professional services. The area is also well suited for commuters, with Livingston South Railway Station nearby providing regular services to Edinburgh and Glasgow, while excellent road links via the A71 and M8 motorway network connect to the wider central belt.

Lounge

12' 2" x 11' 1" (3.71m x 0.33m)

This contemporary lounge offers a warm and inviting atmosphere, featuring LVT flooring that enhances comfort and style. Decorated in neutral tones, the space provides a versatile backdrop to suit a range of interior tastes. A front-facing window allows for an abundance of natural light, creating a bright and airy feel throughout the room.

Kitchen Dining Room

17' 5" x 10' 4" (5.31m x 3.15m)

This stunning, sleek and stylish kitchen/diner is thoughtfully designed for both everyday living and entertaining. It boasts ample wall and base units, offering generous storage and workspace. A rear-facing window fills the room with natural light, while the patio door provides seamless access to the fully enclosed rear garden, perfect for indoor-outdoor living.

WC

6' 0" x 3' 8" (1.82m x 1.13m)

A conveniently located generous downstairs WC featuring tiled flooring and partially tiled walls. The space is fitted with a low-level WC and a wash hand basin, offering practicality and ease for guests and everyday use.

Hallway

16' 3" x 6' 4" (4.96m x 1.94m)

A spacious hallway finished with neutral décor and painted walls, offering a welcoming first impression. It benefits from the convenience of two internal storage cupboards, and provides access to the lounge, WC, and kitchen, as well as stairs leading to the upper floor.

Utility Room

4' 2" x 3' 10" (1.26m x 1.16m)

An ever-handy utility room providing additional workspace with a practical worktop, along with housing for the boiler. Ideal for laundry and extra storage, this functional space helps keep the main living areas clutter-free.





Primary Bedroom

11' 9" x 10' 1" (3.59m x 3.08m)

A generously sized modern primary bedroom featuring a front-facing window that fills the space with natural light. This room has neutral décor, offering a calm and versatile setting, benefitting from direct access to a private en-suite bathroom.

En-Suite

7' 8" x 5' 3" (2.33m x 1.60m)

A sleek en-suite bathroom featuring tiled flooring and partially tiled walls, fitted with a modern basin, WC, and a stylish shower with enclosed shower unit, creating a clean and contemporary finish.

Double Bedroom

14' 10" x 10' 1" (4.53m x 3.07m)

A spacious double bedroom currently arranged as a dressing room, offering excellent flexibility. This room is versatile and could be easily converted into a comfortable double bedroom to suit your needs.

Family Bathroom

7' 1" x 6' 9" (2.16m x 2.06m)

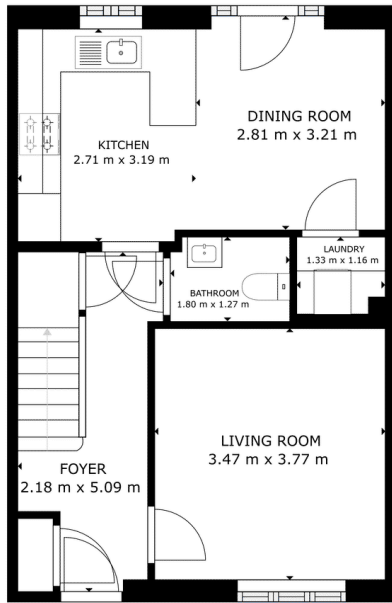
A stunning and stylish family bathroom featuring fully tiled floors and walls, complete with a modern WC, basin, and a sleek shower with glass enclosure. This creates a polished and contemporary space.



Bedroom/Office

10' 3" x 7' 2" (3.13m x 2.19m)

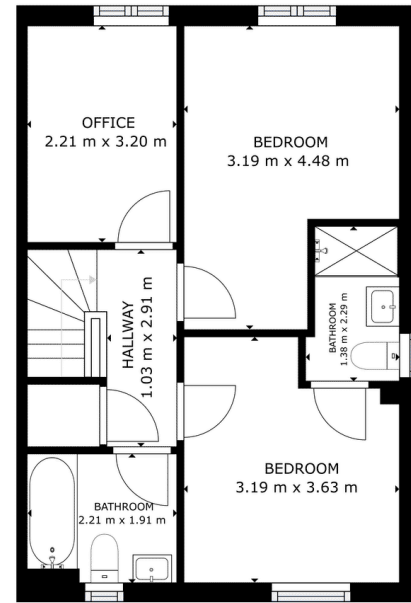
A versatile bedroom currently used as a home office, easily converted back into a comfortable sleeping space. It features plush, soft carpeting, neutrally painted walls, and a window overlooking the fully enclosed rear garden.



FLOOR 1



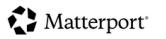
GROSS INTERNAL AREA
 FLOOR 1: 47.65 m², FLOOR 2: 47.95 m²
 TOTAL: 95.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 47.65 m², FLOOR 2: 47.95 m²
 TOTAL: 95.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.