



REMAX

Property

3 Easterfield Court, Livingston Village. Offers over £345,000



Sought-After Location! Stunning Contemporary Four Bedroom Home with Two Bathrooms, Double Garage & Exceptional Entertaining Space

Lauren Beresford and RE/MAX Property are delighted to present to the market this four bedroom property located in Easterfield Court, Livingston Village, EH54 7BZ. Comprising of: Entrance Hall, WC, spare room, Lounge, Kitchen, four Bedrooms and two Bathrooms. This property benefits from gas central heating, double glazing, double Garage, summer house and driveway.

Livingston Village boasts nearby Eliburn Park, riverside and country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School.

Livingston offers a brilliant selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

Freehold Tenure

Council Tax Band F

Entrance Hall

15' 5" x 7' 7" (4.70m x 2.30m)

Welcoming and spacious entrance hall giving access to spare room, WC, Kitchen, Utility, Lounge/Dining and staircase to the upper level. There is one central light fitting, panel effect walls, one radiator and laminate flooring.

Spare Room

8' 5" x 7' 5" (2.57m x 2.25m)

Room located at the entrance to the property which can be used as a dining space, home office or play room. There is one central light fitting, wallpaper and painted walls, front facing window, built-in storage cupboard, one radiator and vinyl flooring.

Living Room/ Dining Room

29' 7" x 17' 9" (9.01m x 5.40m)

Spacious open plan living and dining area with feature grey and silver wallpaper to one side with built-in electric fireplace. The layout offers a defined space suitable for dining while maintaining an open plan feel. There are two central light fittings, painted walls, front facing window, sliding patio doors giving access to the rear garden, door leading to the Kitchen, three radiators and carpet flooring.

Kitchen

10' 10" x 9' 7" (3.31m x 2.91m)

Modern fitted Kitchen with wall and base units, white speckled worktops, extractor hood, integrated electric hobs, integrated oven, one and a half stainless steel sink with mixer tap, and space for a fridge/freezer. There is one central light fitting, under cabinet lighting, partially tiled, painted and wallpapered walls, rear facing window, one radiator, vinyl flooring and access to the Utility room.



Utility Room

8' 9" x 5' 6" (2.66m x 1.68m)

Located off of the Kitchen, the Utility has a worktop, base units, stainless steel sink with mixer tap, boiler, and space for white goods. There is one central light fitting, painted and partially tiled walls, side facing window, built-in cupboard space, rear door and vinyl flooring.

WC

5' 6" x 3' 11" (1.68m x 1.20m)

Ground floor WC fitted with toilet and sink vanity. There is one central light fitting, extractor fan, painted walls with wet wall panelling, one radiator and vinyl flooring.

Upper Hall

17' 7" x 5' 7" (5.37m x 1.69m)

Upper Hall giving access to four bedrooms, Ensuite, Bathroom and attic space. There are two central light fittings, side facing window, wallpapered and painted walls, one radiator and carpet flooring.

Primary Bedroom

13' 9" x 11' 10" (4.20m x 3.61m)

Spacious double Bedroom with mirrored fitted wardrobes and Ensuite. There is one central light fitting, front facing window, painted and wallpapered walls, one radiator and carpet flooring.

Ensuite Bathroom

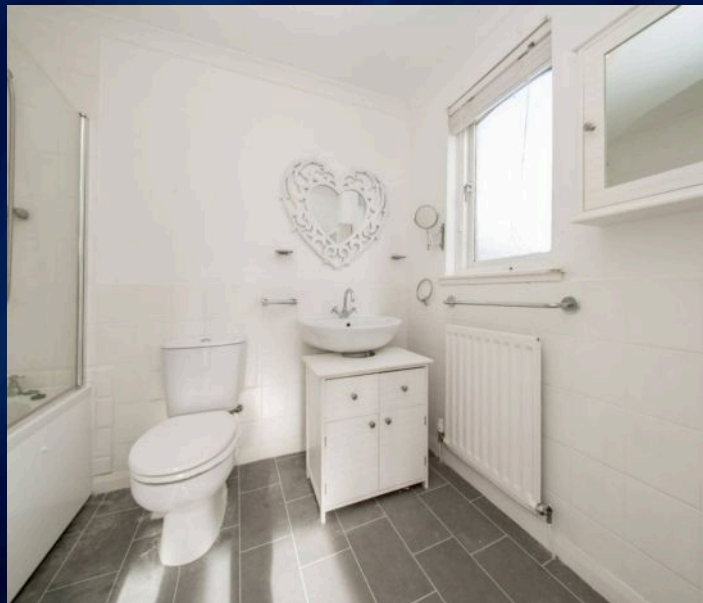
8' 1" x 5' 7" (2.46m x 1.70m)

Three piece Bathroom with toilet, sink, and bath with overhead mains operated shower. There is one central light fitting, painted and partially tiled walls, side facing opaque window, one radiator and vinyl flooring.

Bedroom Two

11' 7" x 9' 10" (3.54m x 2.99m)

Double Bedroom with mirrored fitted wardrobes. There is one central light fitting, rear facing window, painted and wallpapered walls, one radiator and carpet flooring.



Bedroom Three

11' 4" x 10' 10" (3.45m x 3.30m)

Bedroom with one central light fitting, painted walls, front facing window, one radiator and carpet flooring.

Bedroom Four

11' 0" x 8' 0" (3.35m x 2.45m)

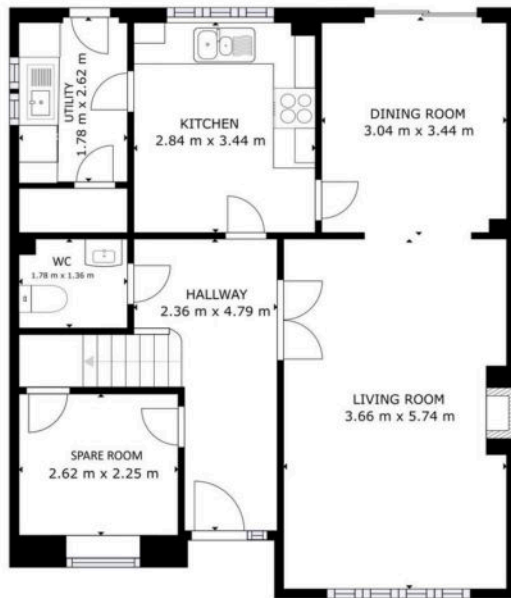
Bedroom with one central light fitting, wallpaper and painted walls, rear facing window, one radiator and carpet flooring.

Family Bathroom

9' 9" x 5' 5" (2.98m x 1.64m)

Modern three piece Bathroom comprising of: sink, toilet and bath with overhead mains operated shower. There is spotlighting, white speckled wall panels, painted walls, mirror unit, rear facing opaque window, towel radiator and vinyl flooring.



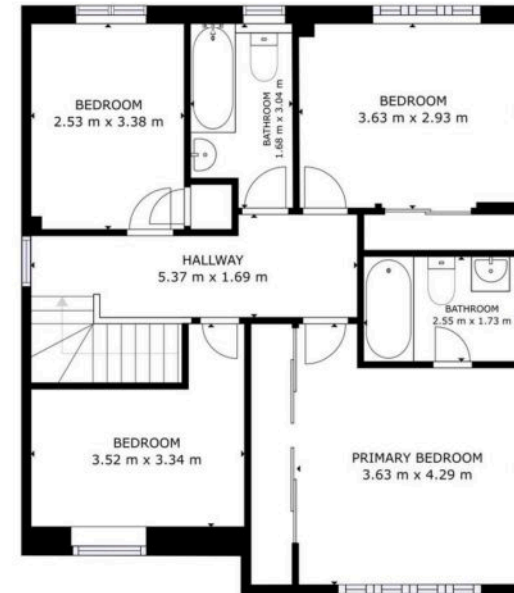


FLOOR 1

REMAX
PROPERTY

GROSS INTERNAL AREA:
 FLOOR 1: 72.86 m²; FLOOR 2: 72.83 m²
 TOTAL: 144.69 m²
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Matterport



FLOOR 2

REMAX
PROPERTY

GROSS INTERNAL AREA:
 FLOOR 1: 72.86 m²; FLOOR 2: 72.83 m²
 TOTAL: 144.69 m²
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Matterport



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