



10 Glenfield

Livingston Village

Offers Over £375,000

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Livingston, Livingston Villiage

Welcome to Glenfield, an impressive and beautifully presented home where stylish interiors, generous proportions and a superb rear extension combine to create a wonderful setting for modern family life. From the moment you step inside, there is an immediate sense of space and quality, with each room flowing naturally into the next before opening into the spectacular kitchen, dining and family space at the rear.

The entrance hallway provides a bright and welcoming introduction to the home, finished in soft neutral tones with attractive wood effect flooring underfoot. Crisp white woodwork complements the décor, while the staircase rises from the hallway and a convenient WC is discreetly positioned close by.

To the front of Glenfield is a generously proportioned lounge, offering a comfortable and inviting space to relax and unwind. A large front facing window allows natural light to pour into the room, while the bespoke media wall creates an impressive focal point, incorporating a wall mounted television and contemporary inset fire. Soft carpeting, neutral décor and carefully considered lighting give the room a warm and homely atmosphere, making it an ideal retreat away from the larger family space.

Moving towards the rear, Glenfield really begins to reveal what makes this home so special. The substantial open plan extension has transformed the back of the property into an exceptional kitchen, dining and family room, creating a wonderfully sociable space that feels both luxurious and practical. Generous proportions, beautiful finishes and an abundance of natural light combine to make this the true heart of the home.

At the centre is the bespoke Wren fitted kitchen, beautifully designed with a striking combination of dark and light cabinetry, sleek work surfaces and an impressive peninsula breakfast bar. The generous peninsula provides excellent preparation space as well as a natural place to sit for morning coffee, casual dining or conversation while meals are being prepared. Integrated appliances, an inset hob and streamlined fittings maintain the kitchen's clean and sophisticated appearance, while plentiful recessed spotlights complete the smart, modern finish.

Adding further practicality is a dedicated utility space, conveniently positioned just off the kitchen. Providing valuable additional storage and space for everyday household essentials, it helps keep the main kitchen beautifully uncluttered whilst ensuring everything remains close at hand an invaluable addition for busy family life.

The kitchen flows effortlessly into an impressive dining space, generous enough to comfortably host up to ten people around the table. Whether gathering for everyday family meals, celebrating Christmas or entertaining friends for dinner, there is ample room to bring everyone together. Despite accommodating such a substantial dining table, the space retains a wonderful feeling of openness and remains seamlessly connected to both the kitchen and family area beyond.



Beyond the dining area lies the spacious family room, designed to make the most of the extension's impressive width and outlook. There is ample room for generous sofas and occasional furniture without compromising the open and airy feel, creating a comfortable setting for relaxing together at the end of the day.

Expansive bi folding doors frame gorgeous views across the rear garden, flooding the space with natural light and creating a beautifully bright and airy setting throughout the day. When opened during the warmer months, they create a wonderful connection between the home and garden, allowing the entertaining space to flow naturally outdoors.

One of the most striking features of the extension is the beautiful herringbone style flooring, which continues throughout the kitchen, dining and family areas. Its warm tones introduce character and texture whilst visually connecting each part of this expansive room. Recessed lighting and extensive glazing further enhance the feeling of light and space, resulting in an inviting setting that works just as beautifully for everyday family life as it does for entertaining.

The layout has been particularly well considered, allowing the kitchen, dining and family areas to each have their own identity whilst remaining completely open and connected. Whether cooking in the bespoke Wren kitchen, enjoying a coffee at the breakfast bar, gathering ten around the dining table or relaxing on the sofas whilst taking in the garden views, this is a wonderfully sociable space designed to be enjoyed.

Continuing upstairs, Glenfield really impresses with the scale and versatility of its bedrooms. Every bedroom is capable of comfortably accommodating a double bed, offering phenomenal scope for growing families, older children, visiting guests or those looking to create a generous home office without sacrificing valuable bedroom space.

The principal bedroom is a particularly inviting retreat, with its generous proportions enhanced by the characterful sloping roofline. A striking panelled feature wall creates an elegant backdrop to the bed, while the sophisticated neutral and charcoal décor, soft carpeting and natural light give the room a calm and luxurious feel. Mirrored wardrobes provide excellent storage whilst reflecting light back into the room and further enhancing the sense of space.

The principal bedroom also benefits from its own private en-suite shower room, finished in fresh neutral tones with a modern shower enclosure, natural light from the roof window and a chrome heated towel rail completing the smart finish.



The remaining bedrooms are equally impressive in their versatility. With double bed proportions throughout, there is no sense of compromising on bedroom space, and each room provides excellent scope to be adapted as family requirements change over time. Whether used as spacious children's rooms, comfortable guest bedrooms, a home office or even a dressing room, there is a fantastic degree of flexibility. Characterful rooflines, good natural light and individual décor give each room its own personality whilst maintaining the bright and welcoming feel found throughout Glenfield.

The family bathroom is bright and beautifully presented, with a bath and overhead shower, fresh neutral tiling and warm wood effect detailing. Natural light enhances the clean and relaxing feel of the room.

Outside, the rear garden provides a wonderful continuation of the home's impressive family living space. Expansive bi-folding doors open directly onto a generous decked terrace, creating an effortless transition between indoors and outdoors and making this a fantastic setting for summer entertaining, barbecues or simply relaxing in the garden.

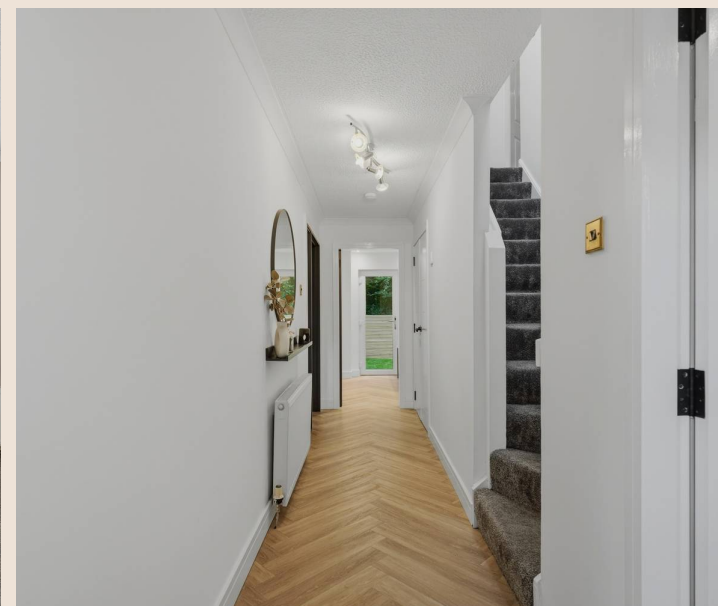
The decking itself provides a particularly private and peaceful place to unwind, with ample room for outdoor seating and furniture. It is a space the current owner especially enjoys, often retreating here with a book to enjoy a quiet moment away from the bustle of everyday life. Sheltered by the surrounding boundaries and planting, it has a wonderfully secluded feel and offers an inviting spot for a morning coffee, an afternoon of reading or a relaxed evening outdoors.

Beyond the decking is a level lawn, providing plenty of space for children to play, while raised planted borders add colour and interest and timber fencing enhances the garden's sense of privacy and enclosure.

Looking back towards the house, the garden also showcases the scale of Glenfield's impressive rear extension, with its broad expanse of glazing demonstrating just how successfully the indoor and outdoor spaces have been connected

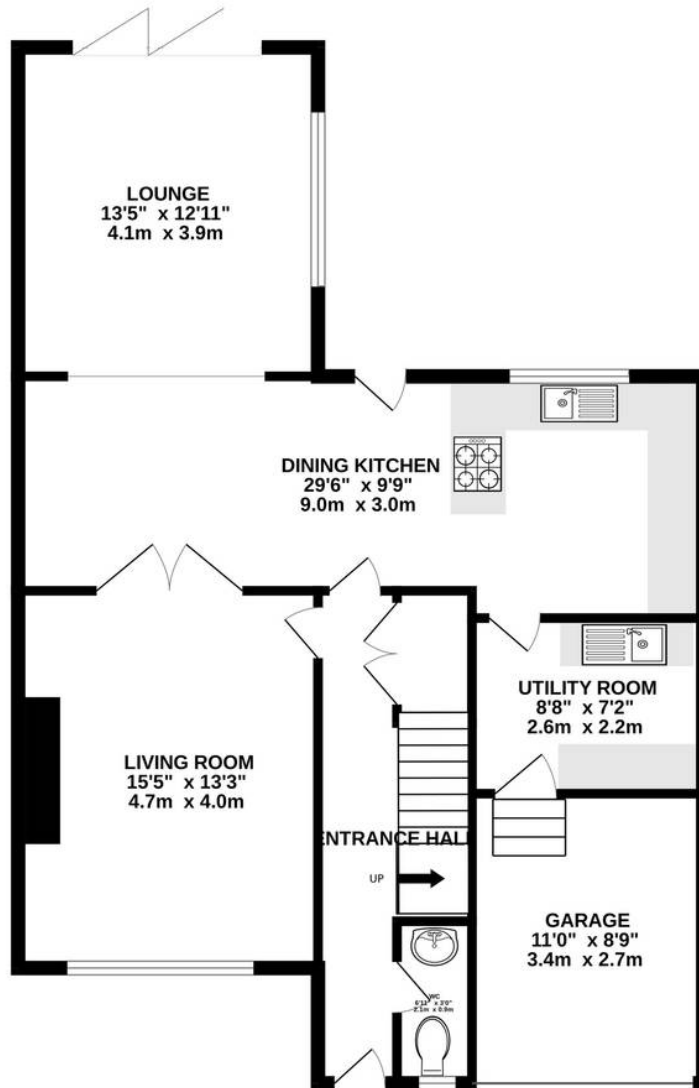
Glenfield is a truly impressive family home, combining generous proportions, stylish interiors and exceptional open plan living. With phenomenal versatility throughout and a wonderful connection to the private rear garden, this is a home designed to be enjoyed for many years to come.

Home Report Value- £380,000, Council Tax Band - F, Square Ft- 1496/ 139m2

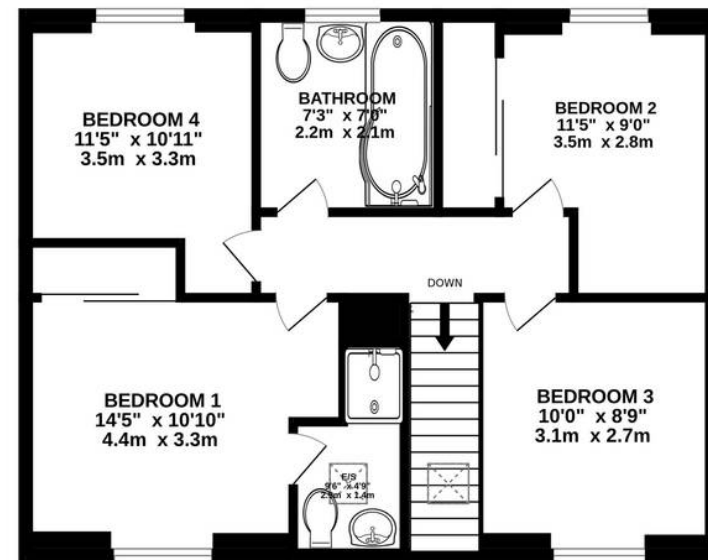




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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