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Saltcoats Gardens, Bellsquarry, EH54 9JD

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Saltcoats Gardens, Bellsquarry



Combining high-quality contemporary design with comfortable family living, this outstanding five-bedroom detached home offers an impressive blend of space and style within a highly desirable Livingston development.

Thoughtfully designed for modern lifestyles, the property boasts expansive accommodation across two immaculately presented floors. At its heart lies a stunning open-plan kitchen and living area with direct access to the rear garden. A cosy sitting room provides an elegant yet relaxing retreat and each of the five spacious and versatile double bedrooms are beautifully appointed, including a luxurious principal suite featuring an en-suite shower room. The property is completed by a guest WC and family bathroom mirroring the exceptional interior standards.

Outside, the home continues to impress with a private driveway, double garage, and a fully enclosed rear garden predominantly laid to lawn, an ideal space for children, pets, and outdoor entertaining.

Situated in the sought-after area of Bellsquarry, the property enjoys easy access to excellent transport connections, scenic green spaces, and superb shopping, leisure, and dining amenities.

What's special about this house

- Bright living room opening to the rear garden and showcasing an elegant design of wooden flooring, a warm neutral colour palette and log-burning stove. Opening to the kitchen, it is perfect for entertaining or relaxing with friends and family.
- Stunning kitchen with garden access, featuring soft under-lit green wall and floor cabinetry, smooth white worktops and a metro-tiled splashback. A carefully considered counter separates the kitchen from the living room allowing for some division but maintaining the open plan design.
- Cosy and inviting carpeted sitting room overlooking the front garden.
- Luxuriously appointed principal double bedroom with plush carpeting and built-in mirrored wardrobes. Its appeal is further enhanced by a spa-like en-suite shower with high-quality finishes including a washbasin built into a wall-hung vanity, striking blue tiling, and gold-effect hardware.
- Neat lawn to the front and an enclosed garden to the rear comprising a manicured lawn, borders, a patio and raised decking.
- Ample off-street parking provided for by a mono-block driveway, and integral double garage.









Location and Amenities

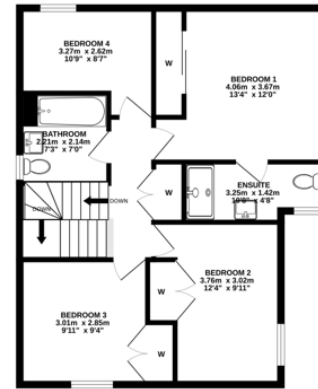
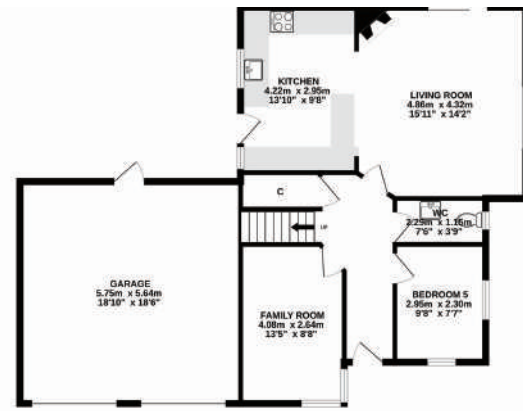
- Catchment for Bellsquarry and The James Young High School.
- 10-minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a short five-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (17 miles) and Glasgow (32 miles); the M9 is a short drive away.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 13 miles away.
- Scenic green spaces on the doorstep like Bellsquarry Wood.
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo.

“This outstanding five-bedroom detached home combines high-quality contemporary design with comfortable family living”

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|-----------------------|---|
| Home Report valuation | £500,000 |
| Internal floor area | 131m ² |
| School catchment | Bellsquarry Primary School The James Young High School |
| EPC Rating | C |
| Council tax band | G |
| Train station | Livingston South (0.9 miles) |

Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, integrated dishwasher, and integrated fridge/freezer are included



Dimensions

Ground Floor

| | |
|-------------|--------------|
| Living Room | 4.86 x 4.32m |
| Kitchen | 4.22 x 2.95m |
| Bedroom 5 | 2.95 x 2.30m |
| Family Room | 4.08 x 2.64m |
| WC | 2.29 x 1.15m |
| Garage | 5.75 x 5.64m |

First Floor

| | |
|-----------|--------------|
| Bedroom 1 | 4.06 x 3.67m |
| En-suite | 3.25 x 1.42m |
| Bedroom 2 | 3.76 x 3.02m |
| Bedroom 3 | 3.01 x 2.85m |
| Bedroom 4 | 3.27 x 2.62m |
| Bathroom | 2.21 x 2.14m |

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Jenna Turpie
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.