



**REMAX**  
Property

Carlyle Court, Craigshill, Livingston, EH54 5NN  
Offers Over £225,000



Step into this beautifully refurbished, stylish home set in a fantastic location, complete with a South East facing garden. Offered with no onward chain, this stunning property is ready for you to move straight in and make it your own, this could be your perfect home!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this four Bedroom Semi-Detached Home located in Carlyle Court, Craigshill, Livingston, EH54 5NN. Comprising of: Entrance Hall, Dining Lounge, Kitchen, WC/Utility, Four Bedrooms and Bathroom. This property benefits from gas central heating, double glazing, garage and multi-car driveway.

Carlyle Court is located in Craigshill and is in a popular and mature residential district, situated to the east of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb 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 is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Freehold Property.

EPC D.

Council Tax Band C.

No Factor Fees.

The home report can be downloaded from the REMAX website.

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

### Hallway

The hallway is fresh and welcoming; you enter via glazed uPVC door, with access to the dining lounge, kitchen, downstairs WC/utility, and staircase to the upper level. The hallway has one spotlight, ceiling mounted pendant, wallpapered walls, one radiator, laminate flooring, and an under-stair cupboard.

### Dining Lounge

18' 2" x 15' 6" (5.53m x 4.72m)

Brilliant sized lounge with space for dining, lots of natural light and two built-in storage cupboards. There are two ceiling mounted pendant lights, large rear facing window, sliding glass doors leading to the rear garden, painted walls, wall mounted vertical radiator and laminate flooring.

### Kitchen

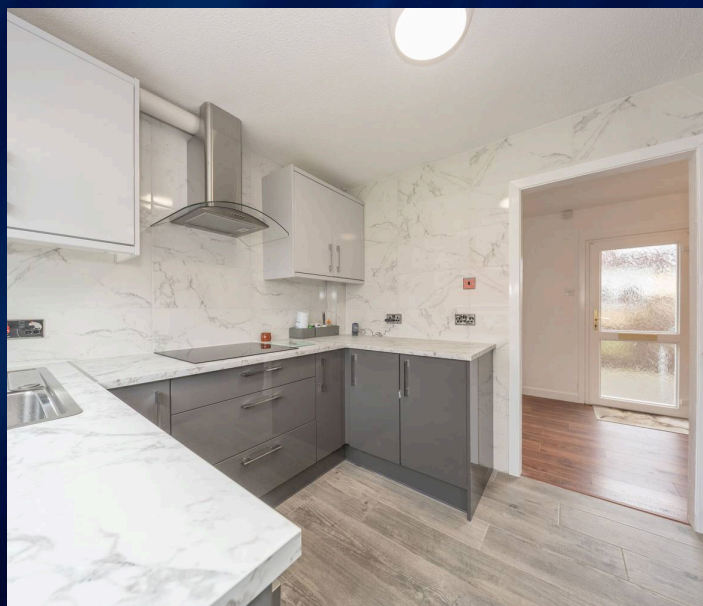
8' 6" x 8' 0" (2.58m x 2.43m)

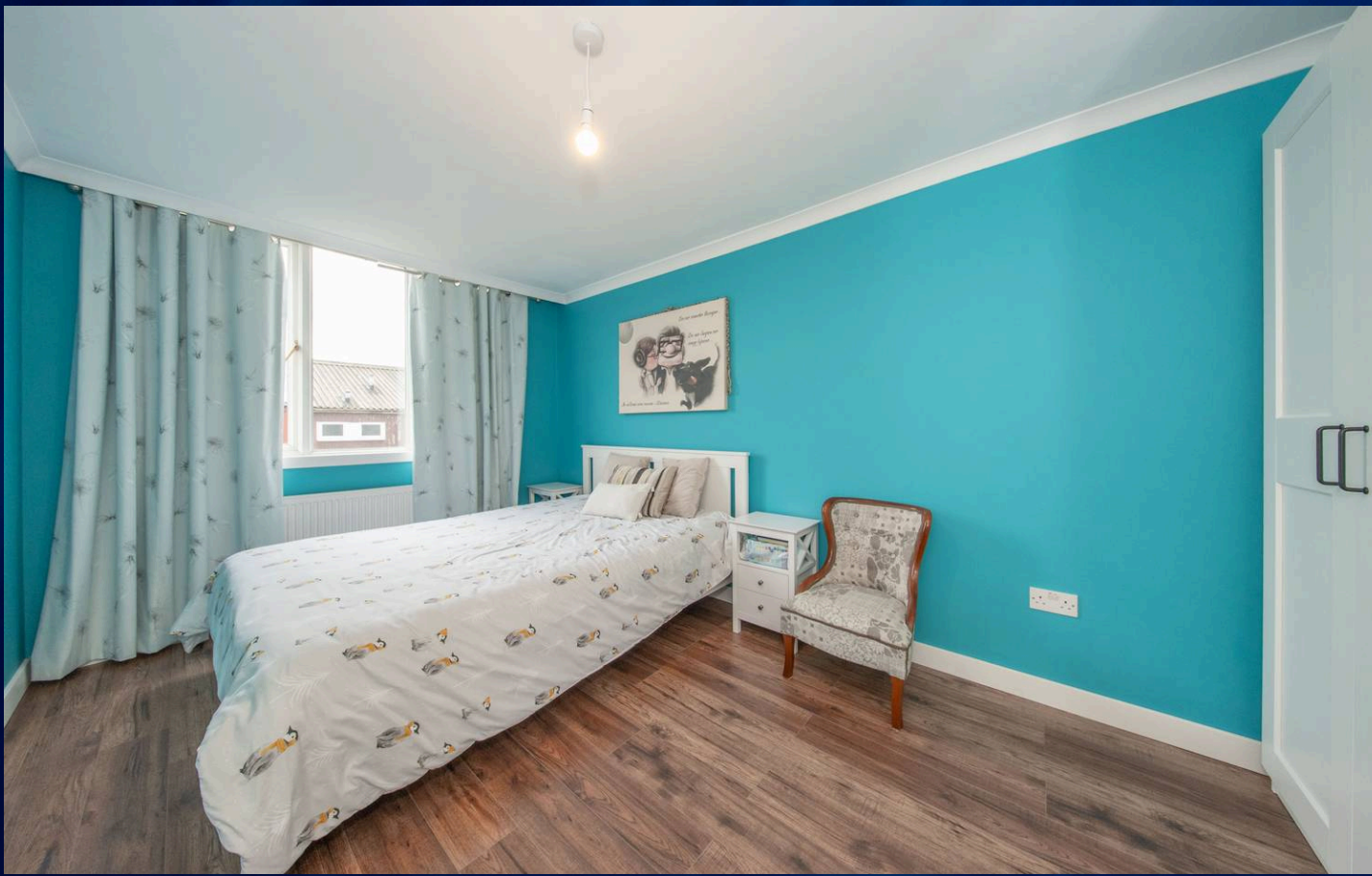
Fitted wall and base units, worktops, space for large fridge freezer, mid height oven, built in microwave, pull out large shelf, space for dishwasher, stainless steel sink with draining board, extractor fan and electric hob. There is one ceiling light, tiled walls and tile flooring. Additionally, there is a rear facing window and external door leading to the rear garden.

### WC/Utility

6' 6" x 6' 4" (1.99m x 1.94m)

WC/Utility with sink vanity, toilet, and plumbing for a washing machine. There is a ceiling mounted light, half height tiled walls, cupboard for switches and boiler, glazed window to front of property, wall mounted mirror medicine cabinet, towel radiator and tiled flooring.





### Upper Hallway

Hallway giving access to four bedrooms, four-piece bathroom, two double storage cupboards and the attic. There are ceiling downlights, wallpapered walls, front facing window, one radiator and laminate flooring.

### Main Bedroom

15' 1" x 8' 9" (4.59m x 2.66m)

Excellent sized double bedroom with space for storage and a rear facing window. There is one ceiling pendant light, painted walls, one radiator and laminate flooring.

### Second Bedroom

12' 10" x 8' 6" (3.92m x 2.59m)

Great sized double bedroom with space storage and a rear facing window. There is one ceiling pendant light, neutral painted walls, one radiator and laminate flooring.

### Third Bedroom

8' 11" x 8' 6" (2.73m x 2.60m)

Double bedroom with one pendant ceiling light, rear facing window, wallpapered walls and laminate flooring.

### Fourth Bedroom

8' 10" x 8' 6" (2.70m x 2.58m)

Double bedroom with one pendant ceiling light, rear facing window, painted walls and laminate flooring.

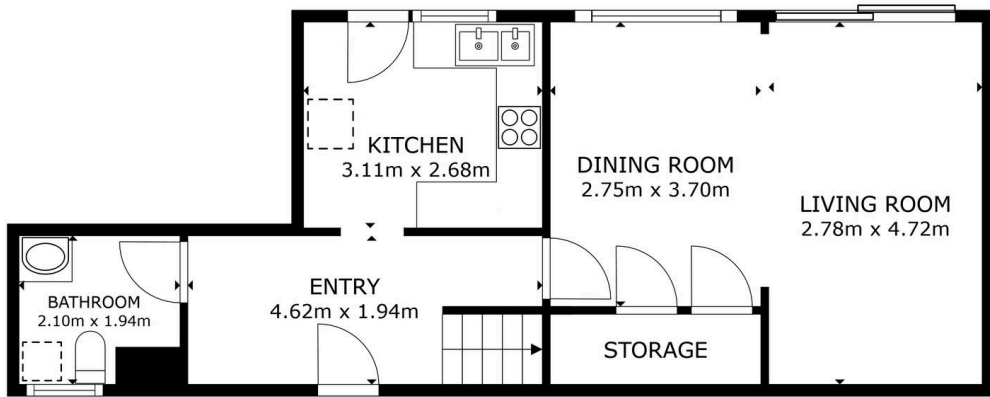


### Bathroom

9' 1" x 6' 0" (2.76m x 1.84m)

Sleek and modern four piece fully tiled bathroom with: shower and bath enclosed by sliding door enclosure, storage shelves built into the shower and bath area, vanity unit mounted sink, toilet, wall mounted shower spray, wall mounted mirror medicine cabinet, towel holder and toilet roll holder. There are ceiling downlights, a glazed window facing the front of the property, and a wall mounted vertical radiator.

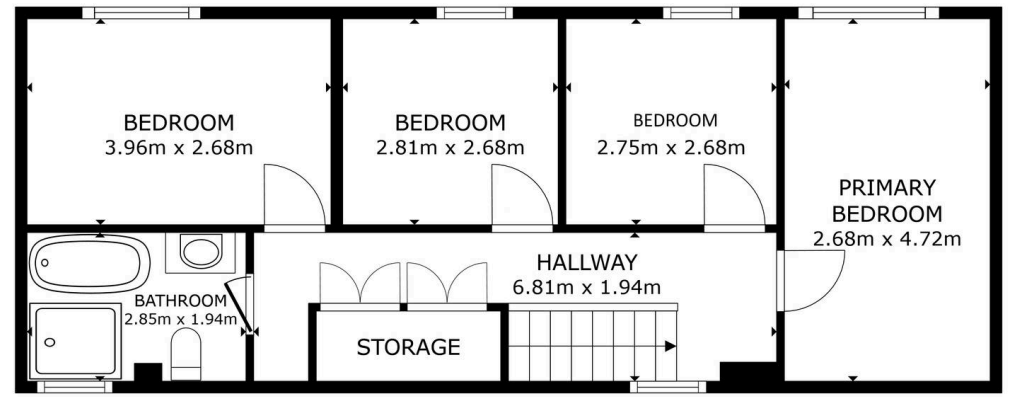




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 59.2 m<sup>2</sup>  
 TOTAL: 108.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 59.2 m<sup>2</sup>  
 TOTAL: 108.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

Remax Property, Remax House – EH54 6TS

01506  
418555

livingston@remax-  
scotland.homes



[www.remax-scotland.homes/estate-agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.