

# 14 Thorne Road

KIRKTON CAMPUS, LIVINGSTON, EH54 7GL



*Immaculately presented three-bedroom semi-detached home in the sought-after Kirkton Campus development, offering spacious modern living*



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McEwan Fraser Legal is delighted to present this immaculate three-bedroom semi-detached family home, offering stylish, modern accommodation in true walk-in condition. Beautifully presented throughout, the property combines generous living space with practical family features, including a spacious living room, a well-appointed dining kitchen, an en-suite principal bedroom, two further double bedrooms, an integral garage, a double driveway, and a sunny south-west-facing rear garden. Further benefits include gas central heating, double glazing, and solar panels, helping to improve the home's energy efficiency.

# THE LIVING ROOM



The welcoming entrance hallway creates an excellent first impression with neutral décor and attractive engineered wood flooring, which continues throughout the ground floor. A convenient WC is positioned just off the hall before you step into the generous living room. This is a bright and inviting space, flooded with natural light and offering ample room for a variety of furniture layouts, making it equally suited to relaxing with family or entertaining guests.

# THE KITCHEN



To the rear, the kitchen is well equipped with an excellent range of base and wall-mounted units complemented by a metal splashback. There is an abundance of worktop and storage space together with a combination of integrated and freestanding appliances.





On the first floor, the spacious landing provides access to three well-proportioned double bedrooms and the family bathroom. The generous principal bedroom benefits from an integrated storage cupboard, ample space for further freestanding furniture, and a contemporary partially tiled en-suite shower room. The remaining two bedrooms are both genuine doubles, making them ideal for children, guests, or those working from home. The accommodation is completed by a modern family bathroom featuring a stylish white three-piece suite with contemporary finishes.

## THE BATHROOM



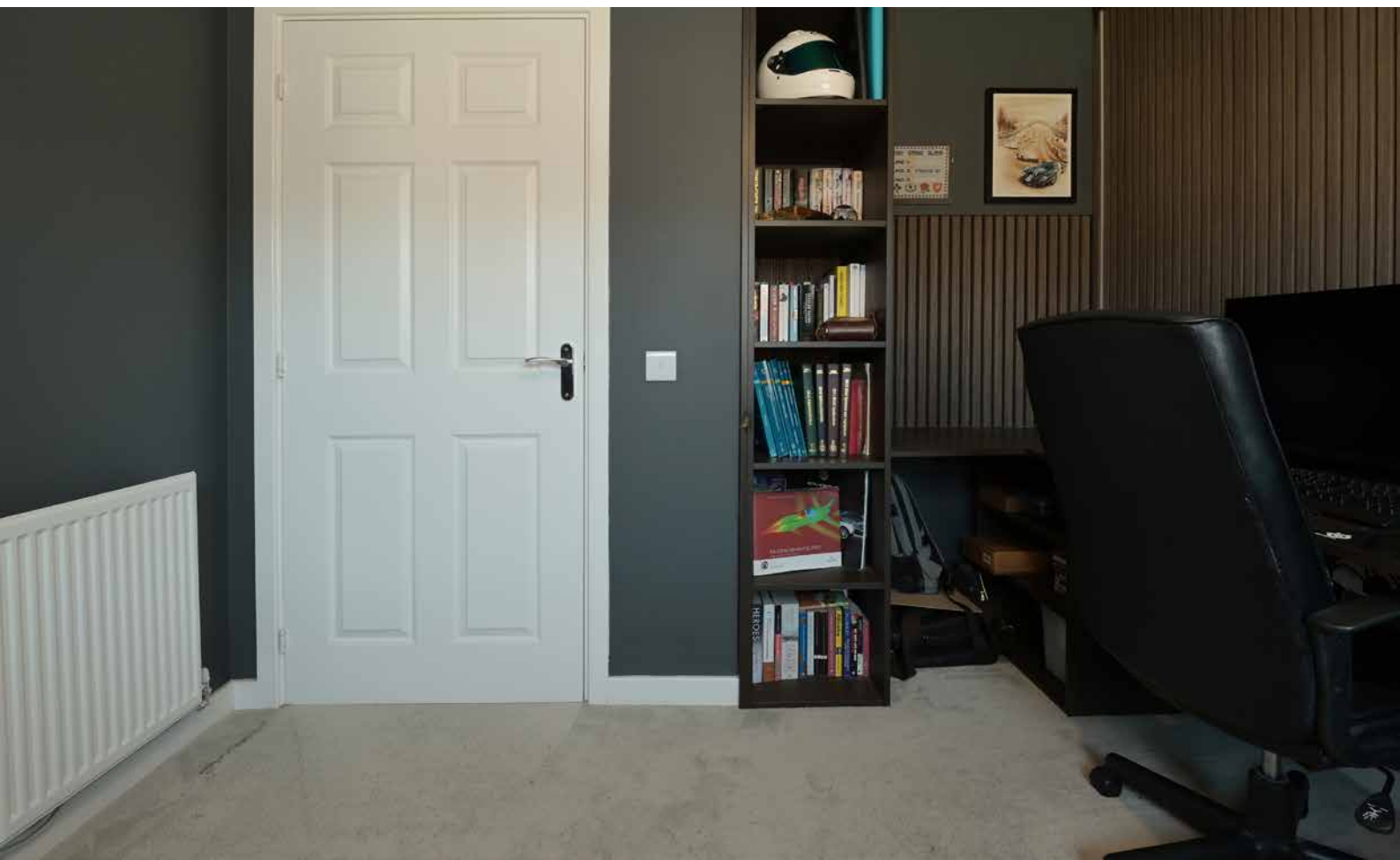
# BEDROOM 1



ample space for further freestanding furniture, and a contemporary partially tiled en-suite shower room



# BEDROOM 2



# BEDROOM 3



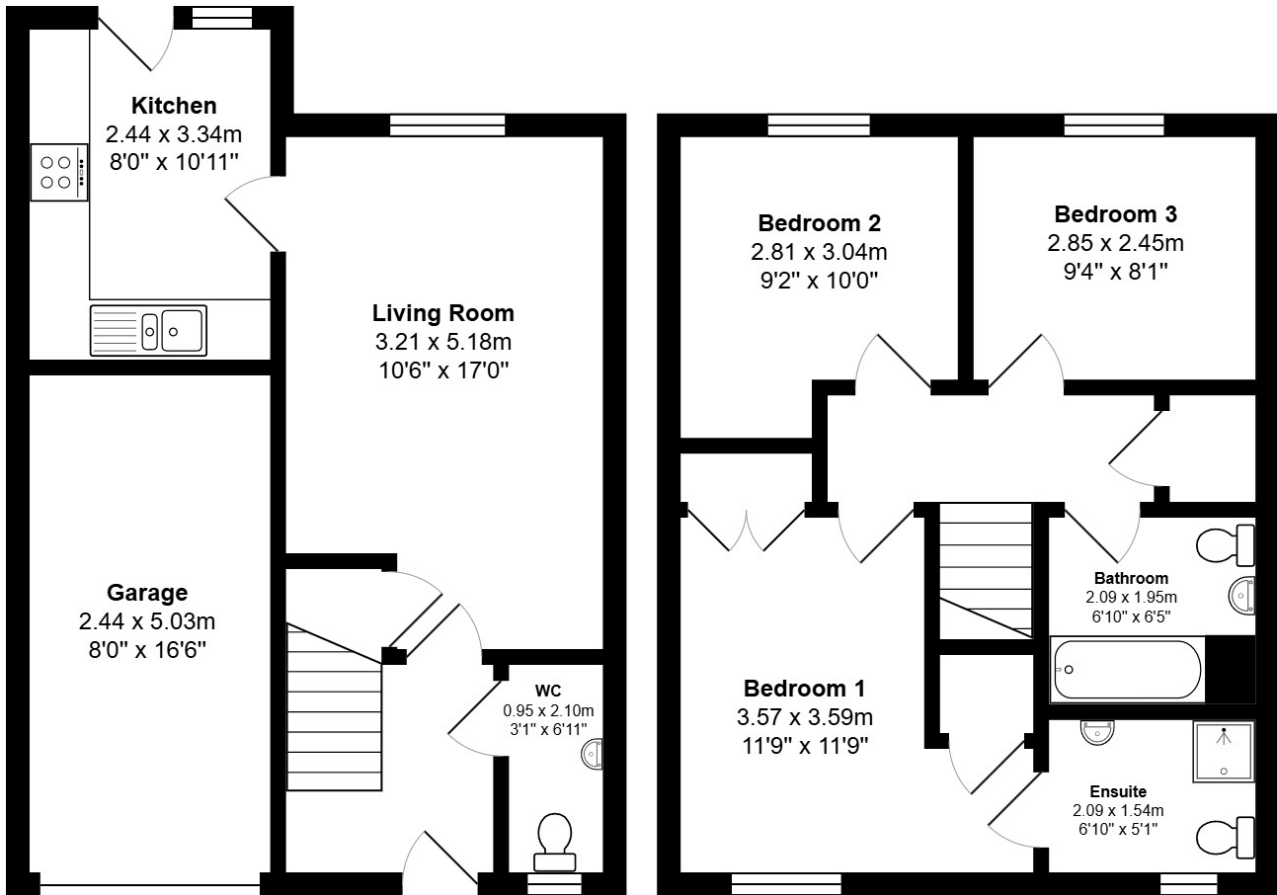
Externally, the property continues to impress. The south-west-facing rear garden enjoys sunshine throughout much of the day and provides an excellent outdoor space for children to play, summer entertaining, or simply relaxing. To the front, the double driveway and integral garage provide excellent off-street parking and valuable additional storage, while an EV charger can found at the side of the property.

This is an exceptional modern family home presented in genuine move-in condition, and early viewing is highly recommended to appreciate the quality of accommodation on offer.

# EXTERNALS

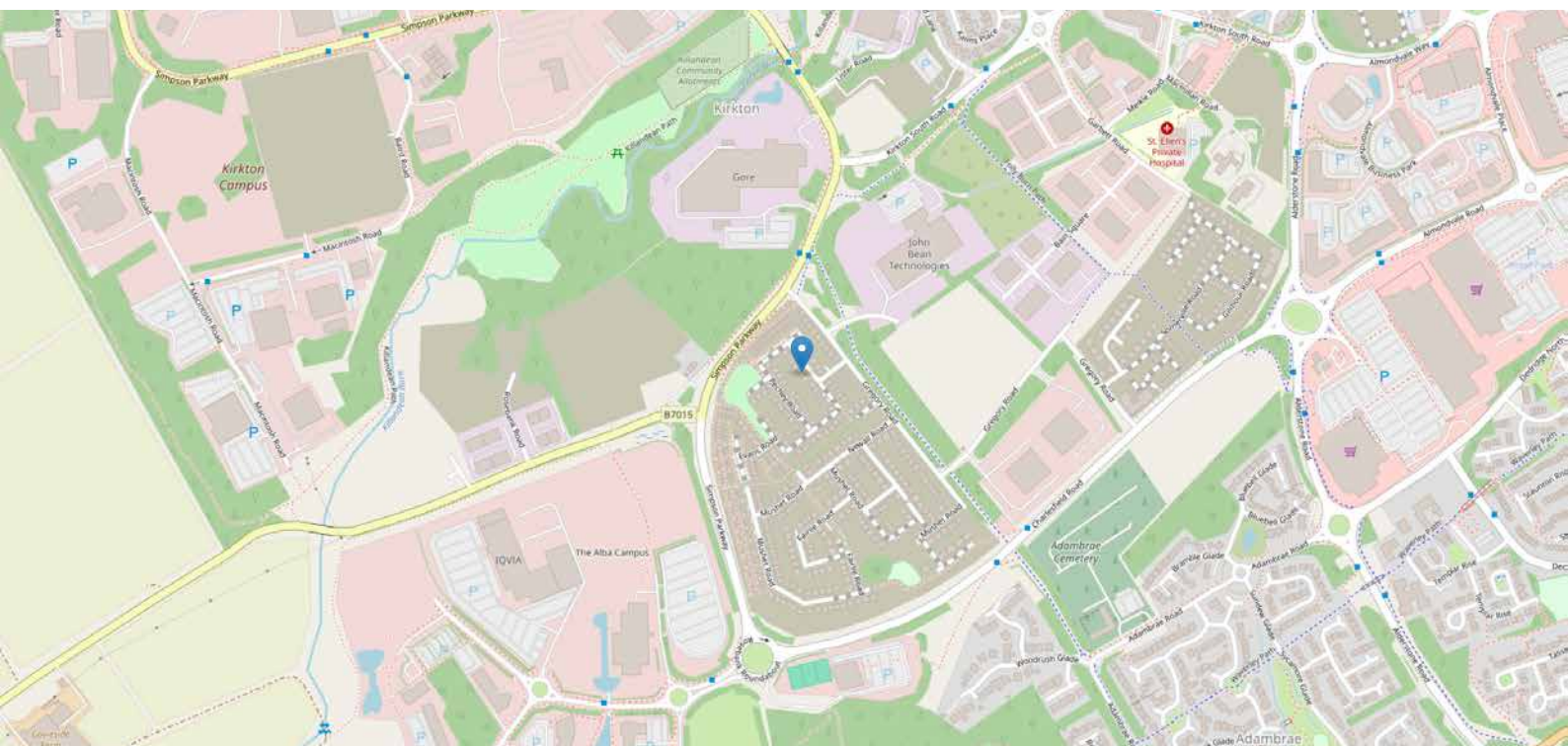


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: B



# THE LOCATION

The Kirkton Campus development in Livingston is a modern and well-connected residential location that is particularly popular with professionals, families, and commuters. Positioned on the eastern side of Livingston, the area enjoys excellent access to a wide range of local amenities, including supermarkets, cafés, restaurants, leisure facilities, and retail parks. The nearby Livingston town centre and The Centre offer an extensive selection of high street shops, supermarkets, bars, and eateries.





The area is exceptionally well served by transport links. Livingston North and Livingston South railway stations provide regular services to both Edinburgh and Glasgow, while the nearby M8 motorway offers swift road access to Scotland's two largest cities, Edinburgh Airport, and the wider central belt. A comprehensive local bus network also makes travelling throughout West Lothian straightforward.

For recreation, residents are spoilt for choice with a variety of parks, woodland walks, and cycle routes nearby. Almondvale Park, Eliburn Park, and the surrounding countryside provide excellent opportunities for outdoor pursuits, while local leisure facilities include golf courses, sports centres, gyms, and the popular Xcite Livingston sports complex. The area is also well served by highly regarded schools, making Kirkton Campus an excellent choice for buyers seeking a modern home in a convenient and well-established community.



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