



1 Thomson Green, Livingston

Offers Over £350,000



1 Thomson Green

Livingston

Welcome to Thomson Green, a truly exceptional family home occupying a substantial elevated plot in one of Livingston's most desirable residential locations. Boasting remarkable panoramic views, an extensive wraparound garden and a wealth of high specification upgrades throughout, this is a home that perfectly combines luxury, practicality and flexibility. Rarely do properties of this calibre become available in such a sought after setting, making this a fantastic opportunity for families looking for a home that's ready to enjoy from day one.

From the moment you arrive, the quality of this home is immediately apparent. The exterior has been beautifully enhanced with a recently extended and professionally paved wraparound driveway, creating impressive kerb appeal while providing generous off street parking for multiple vehicles.

Stepping inside, you're welcomed into a bright and spacious entrance hallway where crisp contemporary décor, quality flooring and a striking split level staircase with oak handrails immediately set the tone for the standard of finish found throughout the home. The clever layout offers both character and practicality, creating an inviting first impression before leading to the upper living accommodation.

Just off the hallway is an incredibly versatile room, currently configured as a stylish home office bedroom. Bathed in natural light from its large window, it comfortably accommodates a full workstation alongside extensive shelving and storage, making it an ideal environment for those working from home. Equally, its generous proportions make it perfectly suited as a third bedroom, guest suite, playroom or second sitting room, allowing the space to adapt effortlessly to changing family needs.



Conveniently positioned beside this room is a practical WC, thoughtfully incorporated to enhance everyday family living. Beautifully finished in neutral tones, it provides excellent convenience for guests while also functioning perfectly as an en suite style facility for the flexible ground floor living space.

Upstairs is where this home truly comes into its own. The magnificent open plan living space is undoubtedly the heart of the home. Flooded with natural light from an impressive array of large picture windows, the room captures breath taking elevated views stretching across Livingston and the surrounding countryside, creating a spectacular backdrop throughout the day. The generous proportions comfortably accommodate multiple seating areas, making it equally suited to relaxed family evenings or entertaining guests. Contemporary décor, plush carpeting and recessed ceiling lighting combine to create a warm yet sophisticated atmosphere, while the elevated position ensures the views remain the focal point from almost every angle.

Flowing seamlessly from the lounge is the beautifully appointed kitchen, creating an exceptional open plan family space. Finished with sleek white cabinetry, contrasting grey worktops and a stylish tiled splashback, the kitchen has been designed with both aesthetics and functionality in mind. Integrated appliances, extensive storage and generous preparation space are complemented by a substantial breakfast island with seating, providing the perfect place for casual dining, entertaining or simply enjoying the stunning panoramic outlook while cooking.



The bedrooms continue the home's impressive proportions. The principal bedroom is a luxurious retreat, comfortably accommodating a super king size bed while still providing an abundance of floor space for additional furniture and seating. A standout feature is the impressive bespoke walk in wardrobe and dressing room, beautifully fitted with extensive hanging rails, drawers and shelving to create a boutique style wardrobe that offers exceptional organisation and storage, bringing a genuine sense of luxury to everyday living.

The remaining bedroom is equally generous, each offering comfortable double accommodation with stylish neutral décor, quality flooring and excellent natural light. Whether utilised as children's bedrooms, guest accommodation or additional home office space, they provide superb flexibility for growing families.



The family bathroom has been finished to an exceptional standard, resembling something more akin to a luxury hotel suite. Beautifully appointed with a contemporary walk in rainfall shower, elegant floating vanity unit and the added practicality of his and hers countertop wash basins, the space has been thoughtfully designed to offer both style and convenience. Premium tiling, modern sanitary ware, illuminated mirrored storage and a heated towel rail complete this stunning room, creating a spa like environment perfect for unwinding at the end of the day.

Further enhancing the home's practicality is a superbly designed utility room, finished to the same exacting standard as the rest of the property. Complete with fitted cabinetry, dedicated laundry appliances, additional worktop space and direct external access, it provides invaluable day to day functionality while keeping the main living areas clutter free.

Adding further appeal, this special home has been comprehensively upgraded throughout, with quality flooring, contemporary finishes, recessed lighting and tasteful neutral décor creating a true turnkey property. Every improvement has been carefully considered, allowing the next owners to move straight in while still having the opportunity to personalise the space to suit their own style.

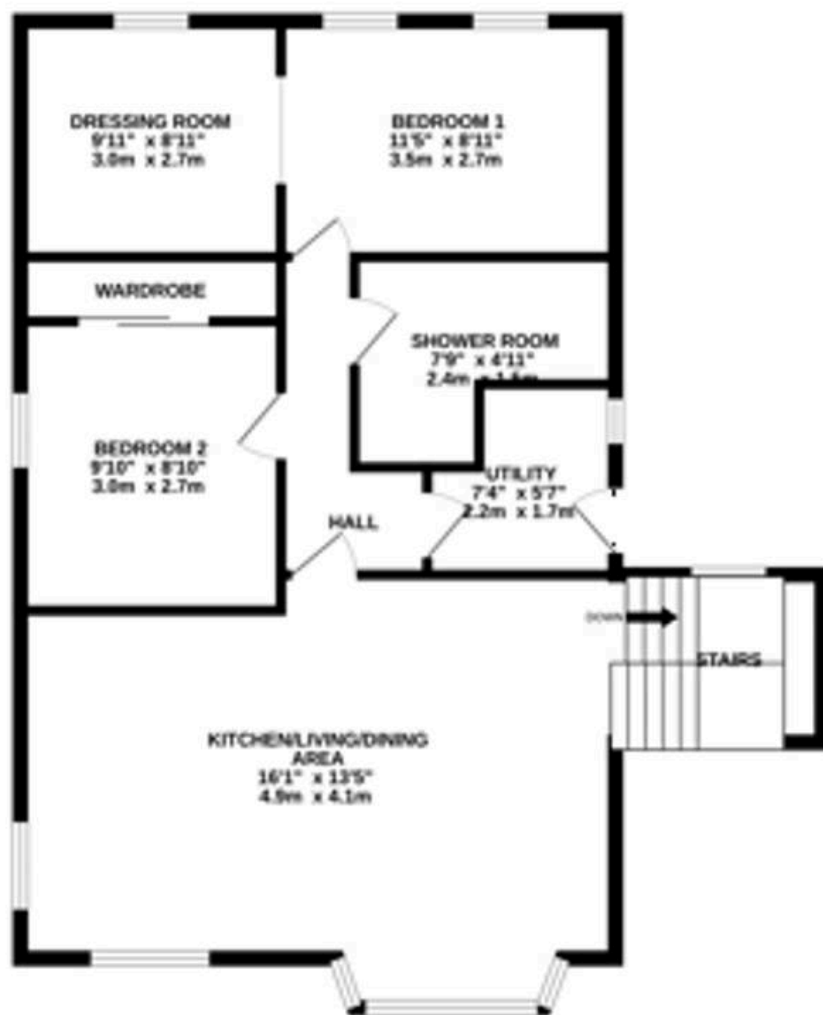
Outside, the property continues to impress. The expansive wraparound rear garden has been designed with low maintenance in mind while providing an exceptional amount of usable outdoor space. Thanks to its elevated position and favourable orientation, the garden enjoys sunshine throughout the day while making the very most of the spectacular far reaching views. Whether entertaining family and friends, relaxing outdoors or simply enjoying the peaceful surroundings, it provides an outstanding extension of the living space. A newly created pathway from the rear also offers direct access to nearby woodland and nature trails, allowing beautiful countryside walks to become part of everyday life.



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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