



24 Croft Place

Livingston, West Lothian, EH54 6RJ





Property Summary

Accompanied by an integral garage, private driveway, and an attractive secure garden, this three-bedroom detached family home is quietly positioned within walking distance of a primary school and rail links to both Edinburgh and Glasgow, with excellent shopping, the M8, and secondary schooling also within easy reach. The bright, modern property offers comfortable and practical living, with a generous dual-aspect reception room connected to a sun-filled conservatory, a stylish integrated kitchen with utility, a bathroom and guest WC, and three bedrooms with storage, including a principal suite with a shower room. The beautifully maintained rear garden is accessible from the reception room, conservatory, and utility, which also provides convenient garage access.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Quietly situated detached family home
- Vestibule with storage and hall with WC
- Living room open to a dining area with garden access
- South-facing conservatory off the reception room
- Stylish integrated kitchen
- Dedicated utility with garden and garage access
- Principal bedroom with fitted storage and en-suite shower room
- Second double bedroom and a single bedroom, both with storage
- Family bathroom with shower-over-bath
- Well-kept front garden and secure rear garden
- Private driveway and large integral single garage
- Gas central heating and double glazing
- EPC Rating - D





Stylish integrated kitchen
with utility, a bathroom
and guest WC





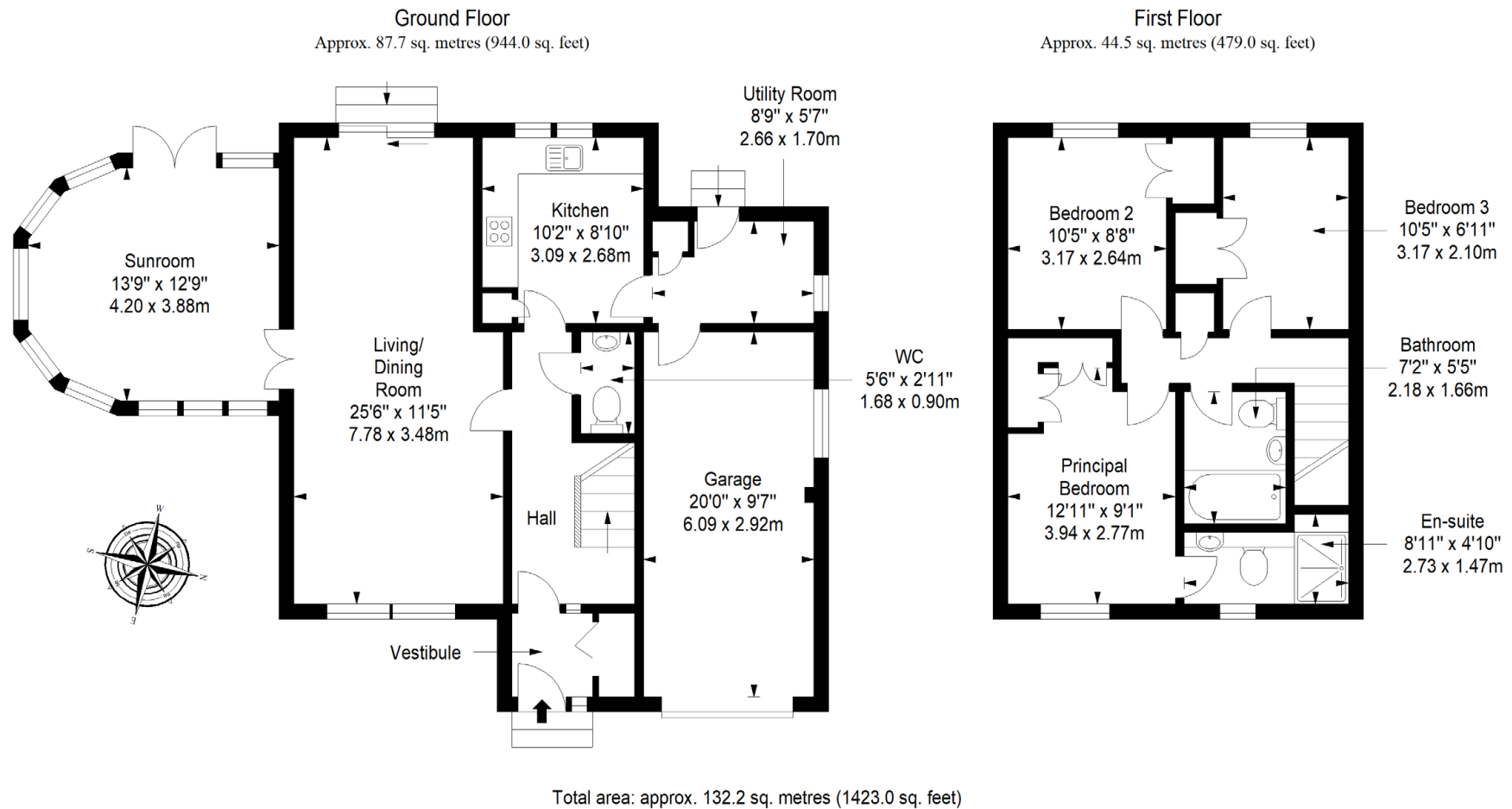


Three bedrooms with storage, including a principal suite with a shower room





Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106