

25 Saltcoats Gardens, Bellsquarry, Livingston, EH54 9JD



### Description

Situated within the highly sought-after residential enclave of Bellsquarry, is this impressive and rarely available detached family home set within well maintained gardens and benefitting from an integral double garage. This superb home is a natural choice for a professional couple or growing family, and provides generously proportioned and flexible living space presented in excellent decorative order.

### Features

- Superb detached family home in a prestigious Bellsquarry location
- Five double bedrooms, master featuring an en-suite bathroom
- Multiple reception rooms providing flexible living space
- Well equipped kitchen/dining with patio doors to garden and adjoining utility room
- Principal bathroom
- Ground floor shower room
- Mature private gardens offering an ideal space for relaxation and outside entertaining
- Gas central heating and double glazing
- Intruder alarm
- Integral double garage
- Driveway parking for several vehicles

### Extras

The blinds, light fittings, oven, microwave, hob, fridge/freezer, washing machine, tumble dryer, chest freezer in garage and shed are included.

**EPC Rating:** C

### Price and Viewing

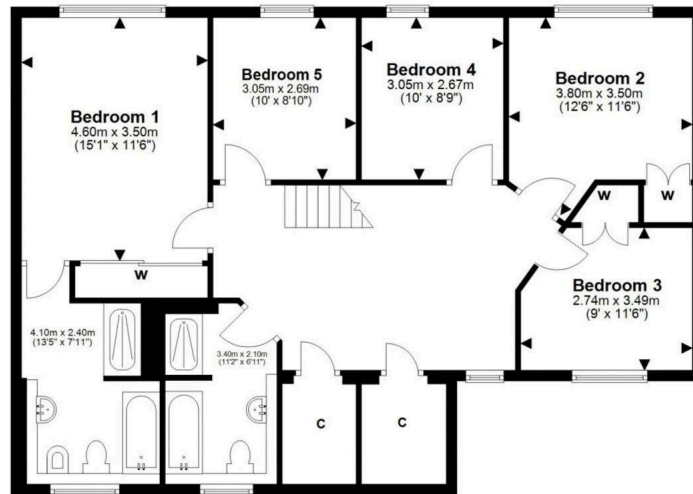
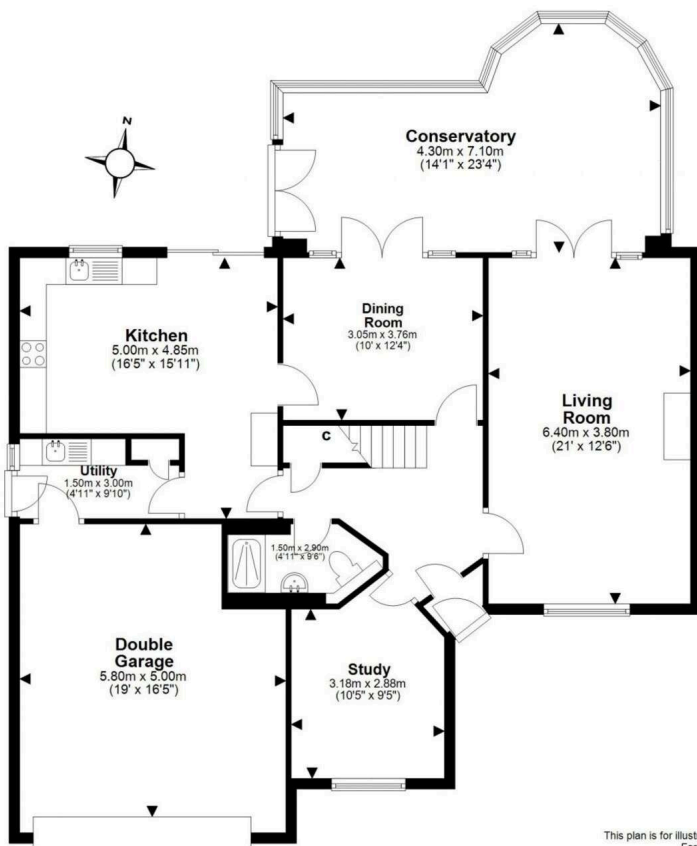
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Nestled on the southern outskirts of Livingston, Bellsquarry is a picturesque and highly desirable area that effortlessly combines rural charm with modern convenience. Known for its welcoming community, this peaceful enclave is characterised by lush greenery, tranquil woodlands, and scenic walking routes, offering residents an idyllic retreat and a delightful haven for nature enthusiasts. The area is particularly loved for Bellsquarry Birchwood, a mature woodland brimming with local wildlife, providing wonderful opportunities for family walks, cycling, and outdoor exploration throughout the seasons. Despite its tranquil countryside feel, Bellsquarry enjoys outstanding connectivity. Livingston town centre, with its extensive selection of shopping facilities, restaurants, cafés, and leisure amenities, is just a short distance away. Families will appreciate the selection of reputable local schools, with primary and secondary education facilities conveniently accessible. Commuters will find the location especially attractive thanks to excellent transport links, including nearby motorway networks and frequent rail services offering swift connections to both Edinburgh and Glasgow. Combining rural tranquillity with urban practicality, Bellsquarry truly offers the best of both worlds, making it the perfect setting for families, professionals, and those looking to enjoy a quieter pace of life while staying connected to all essential amenities.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



**Connor  
Malcolm**

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

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**espc**