



REMAX
Property

6 Carlyle Court, Livingston

Fixed Price £250,000



Stylish and extensively renovated home set in a fantastic location, complete with a multi-car driveway. With no onward chain, this stunning property is ready for you to move straight in and make it your own. Having benefited from significant investment and improvement throughout, this could be your perfect home!

Team Lauren and Rodaidh & RE/MAX Property are delighted to present to the market this four-bedroom detached home located in Carlyle Court, Craigshill, Livingston, EH54 5NN. Comprising of: Entrance Hall, Dining Lounge, Kitchen, Ground Floor Shower Room, Four Bedrooms and Family Shower Room. The property has undergone an extensive programme of renovation including a new kitchen, two new shower rooms, a new boiler, replacement gas pipework and radiators, full electrical rewiring with a new consumer unit, replastering throughout and a completely renewed natural slate roof. Further improvements include upgraded insulation, new internal doors, new carpets and flooring throughout. The property also benefits from gas central heating, double glazing and a garage.

Freehold Property.

EPC D.

Council Tax Band C.

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.

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.

Entrance Hall

A bright and welcoming entrance hall finished with newly laid high-gloss marble-effect tiled flooring, crisp white walls and a white panelled ceiling. The decorative glazed front door adds character on arrival, while the hallway provides access to the kitchen, downstairs bathroom and lounge, with the staircase positioned centrally leading to the upper floor. The internal doors have also been replaced as part of the wider renovation. Further features include ceiling-mounted lighting, a smoke detector, radiator and power points.

Kitchen

15' 5" x 7' 11" (4.69m x 2.41m)

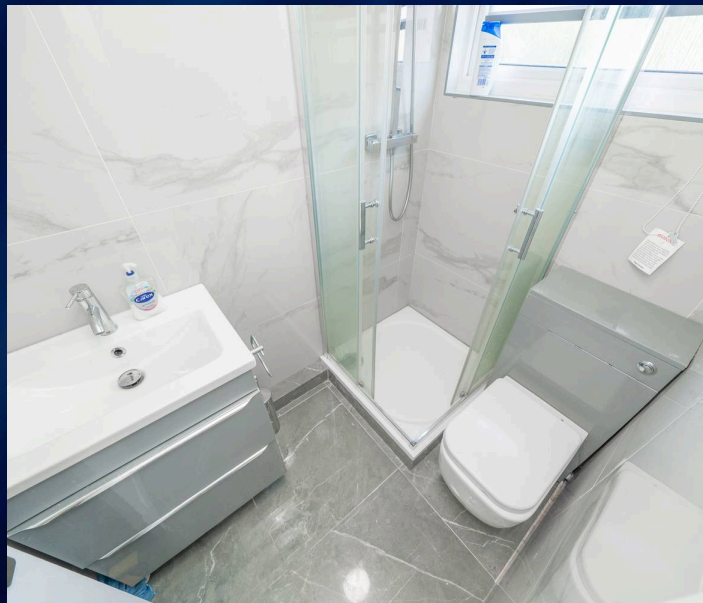
Finished in a clean, modern style, this newly installed kitchen features gloss grey wall and base units paired with light worktops and a white metro-tile splashback. Integrated appliances include an oven and dishwasher, alongside a gas hob, while the stainless-steel sink is positioned beneath the window overlooking the rear. The tiled flooring continues through from the entrance hall, helping create a cohesive feel throughout the ground floor. A glazed rear door provides direct access to the garden, with additional features including two ceiling-mounted light fittings, a heat detector, radiator and multiple power points. The washing machine, dishwasher and tumble dryer are also included in the sale.

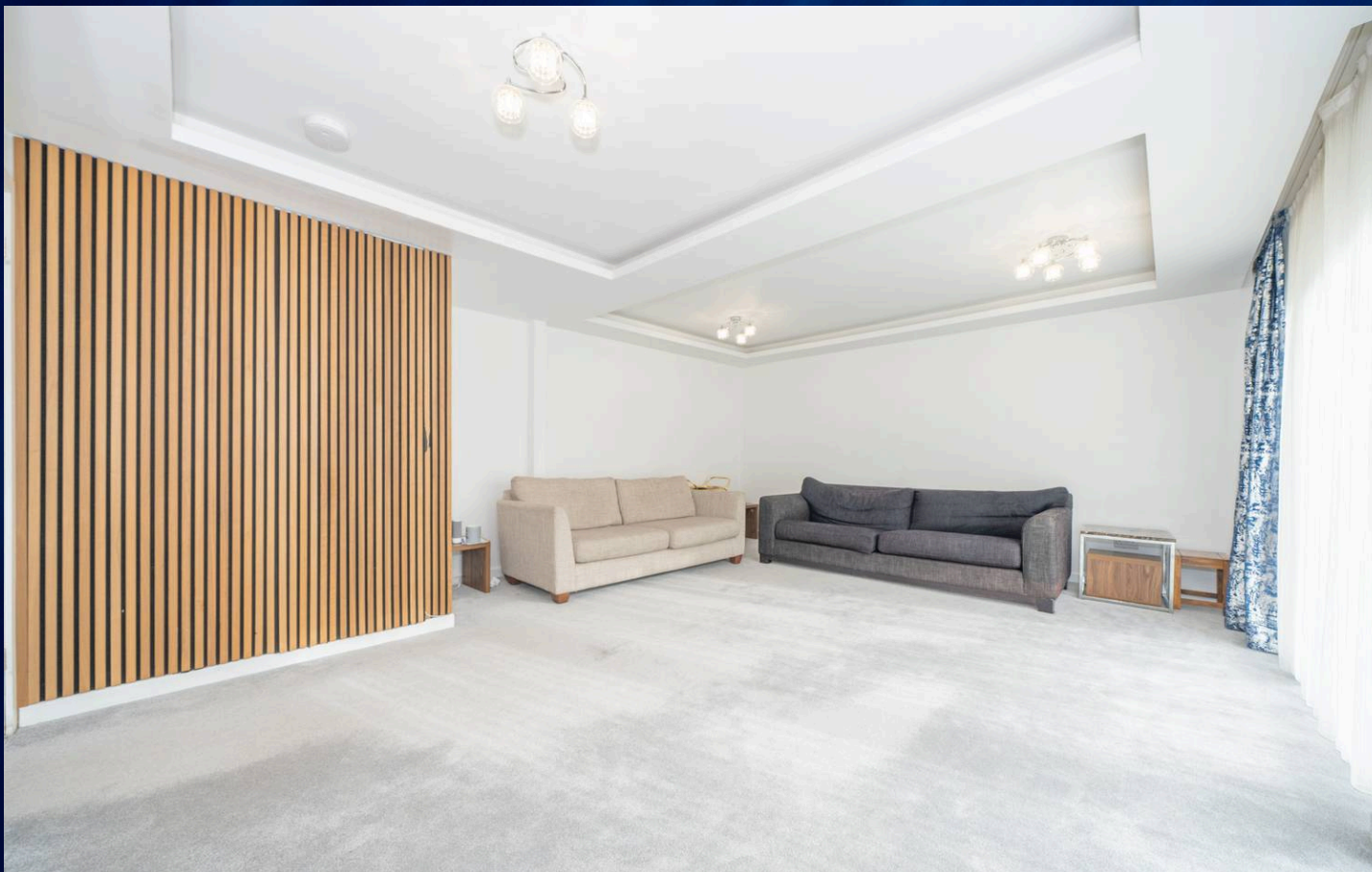


Downstairs Shower Room

6' 4" x 4' 1" (1.92m x 1.24m)

Finished with large-format marble-effect tiling to both the walls and floor, the downstairs shower room has a smart, coordinated appearance. A corner walk-in shower enclosure includes an overhead rainfall-style shower and separate handheld attachment, while a vanity unit with inset basin provides useful storage beneath. The room also includes a toilet, chrome heated towel radiator, glazed window, panelled ceiling and ceiling-mounted light.





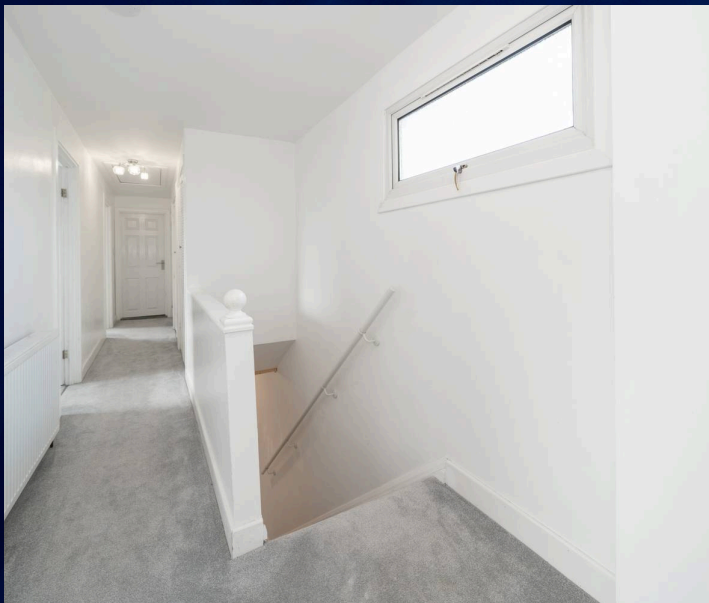
Lounge

18' 3" x 14' 9" (5.57m x 4.50m)

Generously proportioned and designed as the main living space, the lounge is finished with soft grey carpeting, white walls and striking vertical timber-effect feature panelling. The ceiling has been fully redecorated and incorporates recessed detailing with multiple decorative light fittings, adding extra character to the room. Wide glazed doors open directly onto the rear garden, helping the space feel bright and well connected to the outdoors. Further features include a radiator, ceiling-mounted smoke detector and multiple power points.

Stairs and Landing

The staircase rises from the entrance hall and is finished with newly fitted soft grey carpeting, continuing across the upper landing for a consistent look. White-painted walls and a simple white balustrade keep the space fresh and bright, while a window positioned at the top of the stairs brings additional daylight into the upper level. The upstairs hallway flooring has also been replaced as part of the wider renovation. The landing further benefits from three generous storage cupboards, a radiator, two ceiling-mounted light fittings, a smoke detector and access to the loft via a ceiling hatch



Bedroom One

15' 1" x 8' 8" (4.60m x 2.65m)

A well-proportioned double bedroom with newly fitted soft grey carpeting underfoot and freshly replastered white walls. The wide rear-facing window brings plenty of daylight into the room and looks out across the back of the property. The room comfortably accommodates a king-size bed with space remaining for additional bedroom furniture, while a ceiling-mounted light fitting, radiator and power points complete the space.

Bedroom Three

8' 10" x 8' 6" (2.68m x 2.60m)

A well-sized bedroom currently arranged with a double bed, showing the room can comfortably accommodate larger bedroom furniture despite its compact footprint. Grey carpeting and white painted walls keep the finish simple and bright, while the rear-facing window looks out over the garden. The room also includes a ceiling-mounted light fitting, radiator and power points.

Bedroom Four

8' 9" x 8' 7" (2.66m x 2.61m)

A versatile fourth bedroom finished with grey carpeting and fresh white walls. The rear-facing window brings good light into the room, while the layout comfortably allows for a bed and additional furniture, making it suitable as a bedroom, guest room or home office. A ceiling light, radiator and power points complete the space.

Bedroom Two

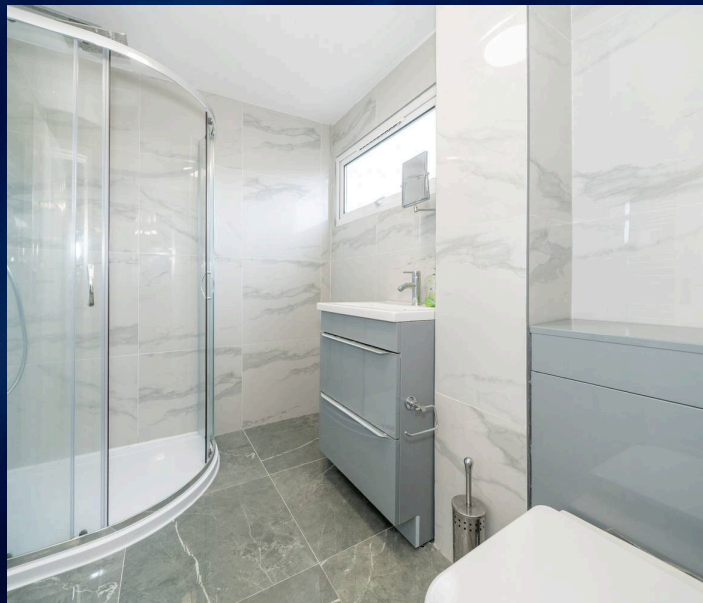
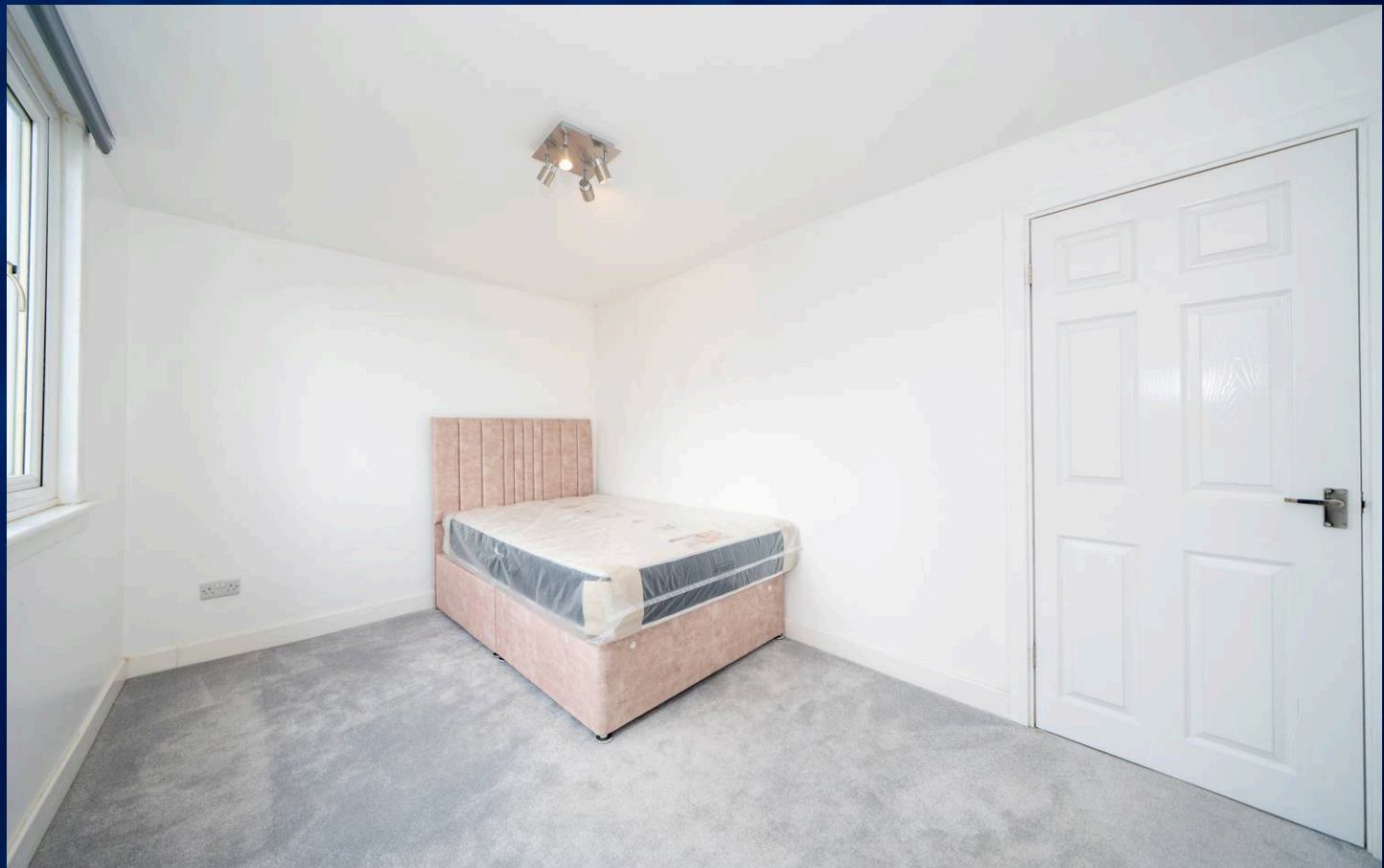
13' 1" x 8' 6" (3.99m x 2.60m)

Bedroom Two offers a long, practical layout with room for a double bed and additional storage or dressing furniture. A large window runs along the garden side of the room, helping create a bright feel throughout the day. The room is finished with soft grey carpeting and freshly presented white walls, while the radiator, ceiling light and power points add the everyday essentials.

Shower Room

7' 5" x 6' 1" (2.26m x 1.86m)

Positioned on the upper floor, this newly fitted shower room offers a practical layout with a curved corner enclosure, vanity basin and toilet arranged neatly around the room. Grey floor tiling contrasts with the lighter marble-effect wall tiles, while the glazed window helps brighten the space. A chrome heated towel rail adds a useful finishing touch and the vanity unit provides handy storage for everyday toiletries.





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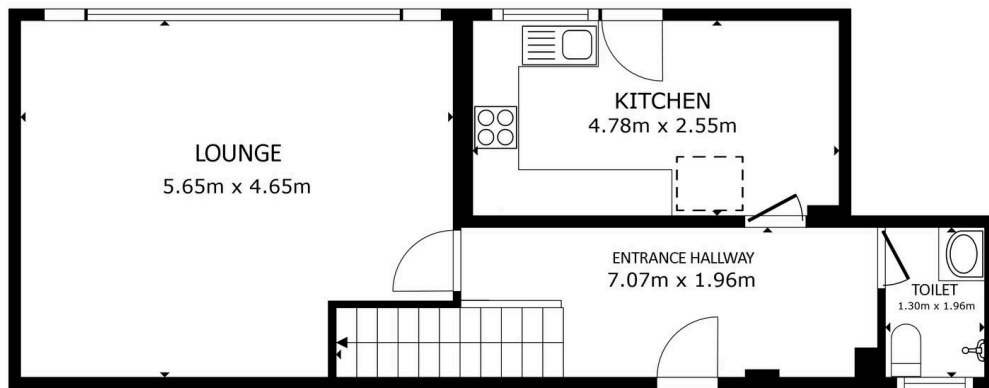
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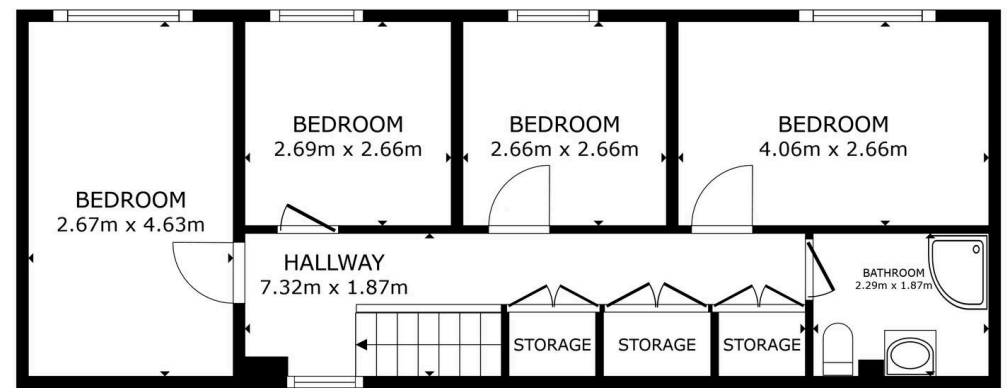
• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.



FLOOR 1



FLOOR 2