



13 Aller Place, Livingston

Offers Over £235,000



13 Aller Place

Livingston

Superb extended four-bedroom, three-bathroom home in sought-after Eliburn. Modern kitchen, flexible living, enclosed garden, and driveway. Early viewing recommended.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

12' 6" x 4' 10" (3.80m x 1.48m)

A lovely and welcoming entrance hall features a uPVC front door with glazed panels, allowing plenty of natural light to fill the space. The hallway provides access to the WC and lounge, as well as a second hallway leading to the upper level. There are two generously sized storage cupboards, one of which conveniently houses the washing machine. Finished with stylish laminate flooring, a central ceiling light, and a radiator, this bright and practical space creates an inviting first impression of the home.

Lounge/Diner

25' 7" x 10' 7" (7.80m x 3.22m)

A beautiful, spacious open-plan lounge and dining room offers a bright and welcoming living space, flowing seamlessly through to the kitchen. A large front-facing window fills the room with natural light, while attractive laminate flooring, a feature ceiling light, and a radiator add to the comfort and style. There is ample space for a range of freestanding furniture, and the generous dining area easily accommodates a large table and chairs, making it perfect for both everyday family living and entertaining guests. This superb open-plan room creates a wonderful sense of space and sociability throughout the home.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

The beautifully presented, modern kitchen is both stylish and exceptionally well equipped, offering an excellent range of high-quality wall and base units with generous worktop space, making it ideal for everyday cooking and entertaining. Large French doors open directly onto the patio and garden, filling the room with natural light and creating a seamless indoor-outdoor living space. The kitchen features quality integrated appliances, including a Bosch double oven and grill, an integrated dishwasher, and a composite sink with drainer and contemporary mixer tap. A freestanding American-style fridge freezer, which is being gifted by the current owners, is also included. Finished with attractive laminate flooring and tastefully decorated throughout, this impressive kitchen combines practicality with modern style and premium Smeg and Bosch appliances, making it a real focal point of the home.





Wc

4' 6" x 4' 4" (1.38m x 1.33m)

The modern ground floor WC is beautifully presented and finished to a high standard. It features a contemporary wash hand basin with a stylish mixer tap and useful vanity storage beneath, complemented by attractive shelving and a mirrored wall cabinet providing additional storage. A front-facing window allows plenty of natural light, while tiled flooring and a chrome heated towel rail add both practicality and style. Tastefully decorated with quality modern fittings throughout, this is a stylish and convenient addition to the home.

Bedroom Two Ground Floor

9' 11" x 7' 7" (3.03m x 2.31m)

This lovely ground-floor bedroom, situated within the extension, is a generously sized double room overlooking the rear garden. It benefits from fitted double wardrobes, a central ceiling light, a radiator, and fresh, neutral décor, creating a bright and welcoming space.

Shower Room Ground Floor

7' 10" x 5' 7" (2.40m x 1.71m)

The excellent shower room forms part of the property's extension and is conveniently located adjacent to Bedroom Two. Beautifully appointed, it features a spacious walk-in glass shower enclosure with an electric shower and stylish wet-wall panelling for a contemporary finish. The suite also includes a low-level WC, a vanity wash hand basin with useful storage beneath, shelving, and a wall-mounted mirror. A heated chrome towel rail and central ceiling light complete this modern and practical shower room.

Stairs & Landing

The staircase and first-floor landing are beautifully presented with newly fitted carpet flooring and recessed ceiling spotlights, creating a bright and welcoming space. The landing provides access to Bedrooms One, Three and Four, the family bathroom, and the loft, which is accessed via a fitted loft ladder.





Bedroom One

11' 8" x 10' 7" (3.56m x 3.22m)

The spacious primary bedroom is a generously proportioned double room enjoying a pleasant rear aspect. It features an impressive range of modern fitted wardrobes, providing excellent storage, along with carpet flooring, a central ceiling light, and a radiator. Beautifully presented, this is a bright, comfortable, and inviting principal bedroom.

Bedroom Three

14' 2" x 8' 9" (4.32m x 2.66m)

The third bedroom is a well-proportioned room enjoying a pleasant rear aspect. It features carpet flooring, a central ceiling light, and a radiator, with ample space for a range of freestanding bedroom furniture. This versatile room is ideal as a child's bedroom, guest room, or home office.

Bedroom Four

11' 8" x 10' 7" (3.56m x 3.22m)

Bedroom Four is another generously sized double bedroom enjoying a pleasant front aspect. The room features a central ceiling light, radiator, and ample space for a range of freestanding bedroom furniture. Currently utilised as a sewing room, this versatile space would also make an ideal guest bedroom, home office, or hobby room to suit a variety of lifestyles.

Family Bathroom

Stunning contemporary family bathroom featuring a front-facing window that floods the space with natural light. Finished with stylish graphic grey wet wall panels and complemented by sleek matt black fixtures throughout. The room includes a modern vanity unit with integrated basin, WC, and a striking black mixer tap. A full-size bath with an overhead mains-fed rainfall shower and convenient handheld shower attachment offers both luxury and practicality, while a clear glass shower screen maintains the clean, open feel. A contemporary grey heated towel rail and recessed ceiling spotlights complete this elegant, sophisticated space, creating the perfect blend of style and functionality.





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REAR GARDEN

The beautifully maintained rear garden offers a wonderful sense of privacy, fully enclosed by fencing to create a peaceful and secluded outdoor retreat. Designed with ease of maintenance in mind, it features a spacious patio seating area, perfect for al fresco dining and entertaining, alongside an attractive artificial lawn that provides year-round greenery. Additional benefits include exterior lighting, and a garden shed, which is included within the sale. This delightful outdoor space is ideal for relaxing, socialising, and enjoying the warmer months in complete privacy.

DRIVEWAY

4 Parking Spaces

A spacious, low-maintenance monoblock driveway to the front of the property provides off-street parking for several vehicles, offering both convenience and excellent kerb appeal.



13 Aller Place, Livingston, EH54 6RF



Approx. Gross Internal Floor Area 1195 sq. ft / 111.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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