



REMAX
Property

31 Gavin Place, Eliburn, Livingston, EH54 6RS



Set within a quiet cul-de-sac in the popular Gavin Place in Eliburn, ideally situated for a family friendly location. Sharon Campbell and REMAX Property are delighted to bring this beautifully presented extended three-bedroom semi-detached home to the market. Offering generous living accommodation, private rear garden and excellent transport links, this is an ideal home for growing families or buyers looking to upsize within a fantastic Livingston location.

Downstairs, you wander through rooms which are neutrally finished and ready to move in, with brand new carpets and flooring fitted. A modern kitchen allows for family friendly living. Upstairs, the main bedroom benefits from fitted storage, alongside a generous second bedroom and a family bathroom. Outside, the property features a garage and driveway providing convenient off-street parking, while the fully enclosed rear garden offers a patio style garden offering versatile outdoor space.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools, high schools and nurseries. The local shops in Eilburn are close-by and at the Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow, both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just a 5-minute drive away. Eliburn Park is a particular highlight of the area, offering a large reservoir, woodland walks, open green spaces and a well-equipped play park, making it ideal for walking, cycling and enjoying the outdoors. With its combination of green space, strong transport connections and easy access to Livingston town centre, Eliburn continues to be a highly desirable location for a wide range of buyers.

The home report can be downloaded from the REMAX Property website.

Freehold Tenure
Council Tax Band C
EPC C
No Factor Fee

Front Garden

The front garden combines a lawn with a broad gravelled area and a paved driveway leading to the garage. A low brick wall defines the side boundary, edged by a strip of decorative red gravel. Paving leads to the front entrance, where steps rise to the door.

Garage

5.255m x 2.867m (17'03" x 09'05")

The garage offers space for parking or storage, with a lifting door to the front and a connecting door to the utility room at the rear. Painted walls, ceiling lighting and power sockets provide a functional finish.

Entrance Vestibule

A glazed front door with a matching side panel allows natural light into the entrance vestibule. Grey carpeting and white painted walls create a neutral finish, with a pendant light, a radiator and alarm control box also provided.

Lounge

5.030m x 3.465m (16'06" x 11'04")

This generously proportioned lounge offers ample space for a range of seating arrangements, with a broad front-facing window overlooking the street. Fresh grey carpeting, magnolia painted walls and white ceiling coving provide a neutral backdrop. A built-in cupboard extends beneath the stairs for practical storage, while a glazed door and adjoining side panel connect. Pendant lighting, a radiator with a decorative cover, a smoke detector and power sockets serve the room.





Dining Kitchen

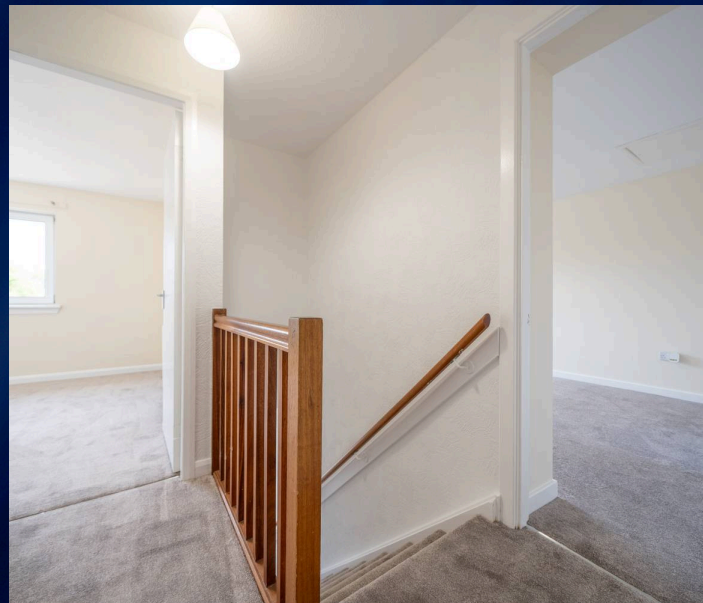
4.472m x 2.700m (14'08" x 08'10")

Arranged in a practical U-shaped layout, the kitchen offers white gloss wall and base units, contrasting laminate worktops and grey splashbacks. A gas hob sits above the electric oven, backed by a glass splashback, while the stainless-steel sink and drainer are positioned beneath a window overlooking the rear garden. Space is available for a dishwasher. Grey wood-effect laminate flooring extends into the dining area, with patterned wallpaper and sliding patio doors opening onto the garden. Recessed ceiling lighting, a radiator, an extractor fan and power sockets are also provided.

Utility Room

2.807m x 2.439m (09'03" x 08'00")

The utility room provides a dedicated laundry space, with white wall and base units, a stainless-steel sink with drainer, and room for a washing machine and tumble dryer. Vinyl flooring offers a practical finish, while a rear garden-facing window supplies daylight. The room houses the boiler and includes a radiator, ceiling-mounted light, smoke detector, extractor fan and power sockets. A door gives access to the rear of the garage.



Stairs and Landing

A carpeted staircase with a wooden handrail rises to the upper landing, where a matching timber balustrade surrounds the stairwell. White textured walls continue throughout, with carpeting extending across the landing. A ceiling hatch provides attic access. Pendant lighting and a ceiling-mounted smoke detector are also fitted.

Main Bedroom

5.434m x 2.826m (17'10" x 09'03")

The principal bedroom offers generous space for a variety of furnishings. Light painted walls and fitted carpeting are complemented by white woodwork, while a window admits daylight with a radiator positioned below. Built-in storage cupboards flank the entrance to the en-suite. A pendant light, power sockets and a ceiling hatch are further features.

En-Suite Shower Room

2.809m x 1.720m (09'03" x 05'08")

The en-suite comprises a glazed shower enclosure with an electric shower, a pedestal washbasin and a close coupled. White walls and a tiled splashback above the basin accompany fitted carpeting. An obscured-glass window offers daylight and privacy, with a radiator, a ceiling light and an extractor fan also fitted.

Second Bedroom

3.456m x 3.229m (11'04" x 10'07")

Featuring fitted carpeting and pale cream walls, with a front-facing window overlooking the surrounding residential area. A built-in wardrobe with sliding doors provides useful storage, leaving room for freestanding furniture. A radiator and a pendant light are also fitted.





Family Bathroom

2.390m x 1.884m (07'10" x 06'02")

The main bathroom contains a white three-piece suite comprising a bath with an overhead shower, a pedestal washbasin and a close coupled toilet. Beige splashback tiling complements the white painted walls. Grey patterned vinyl flooring and a white panelled ceiling finish the room. An obscured-glass window provides natural light and privacy, alongside a radiator, a ceiling light and an extractor fan.

Third Bedroom

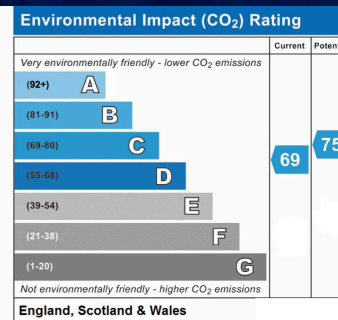
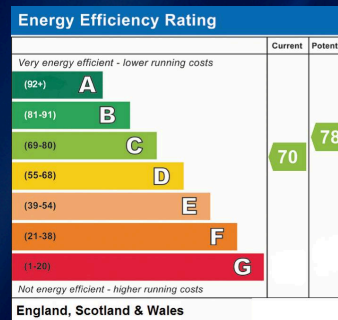
3.811m x 2.480m (12'06" x 08'02")

Grey wood-effect flooring and cream painted walls give this room a simple, neutral finish. An open wardrobe recess incorporates a hanging rail and overhead shelf, providing storage without encroaching on the main floor space. The window enjoys a leafy outlook, with a radiator beneath, while pendant lighting and power sockets serve the room.

Rear Garden

Fully enclosed by timber fencing, the rear garden combines a lawn with a paved patio outside the sliding doors, offering space for outdoor seating. A path runs along the rear of the house to the utility room behind the garage. An external tap provides a convenient water supply for garden maintenance.





Additional Items

Tenure: Freehold. **Council Tax Band:** C. **Factor Fee:** None

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

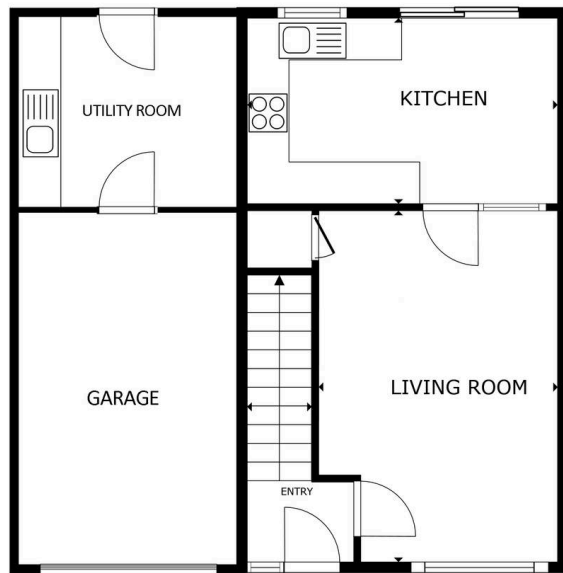
All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

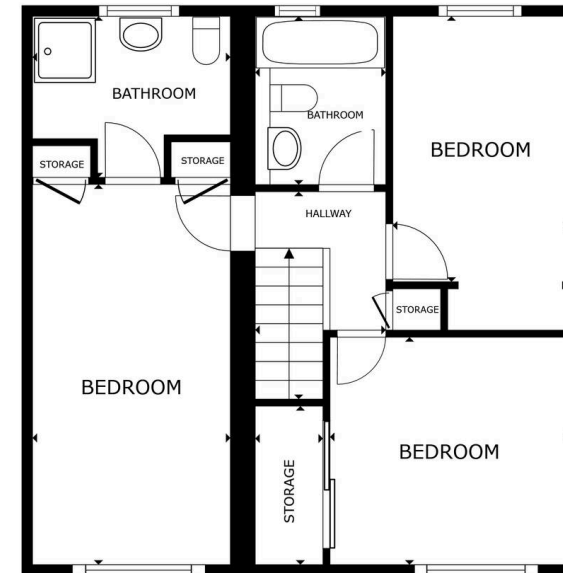
To arrange your **FREE MARKET VALUATION**, simply call Sharon Campbell on 07960 996670.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 34.9 m² FLOOR 2 60.7 m²
TOTAL: 95.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 34.9 m² FLOOR 2 60.7 m²
TOTAL: 95.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.