



28 Park Place, Livingston

£205,000



## 28 Park Place

Livingston, Livingston

Well-presented two-bedroom bungalow in a sought-after Livingston area with spacious lounge, modern kitchen, private driveway and front and rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

4' 4" x 4' 0" (1.31m x 1.23m)

A bright and welcoming entrance hall, thoughtfully designed with generous storage cupboards for coats, jackets, and shoes. The space features stylish wood flooring, a central ceiling light, and a modern composite front door with a window panel that allows plenty of natural light to flow in.

### Lounge

16' 5" x 10' 5" (5.00m x 3.18m)

A lovely, spacious, and bright room featuring a charming front view over the garden. The space is finished with stylish wood flooring, central ceiling light fitting. A decorative fireplace with an electric fire adds a cosy focal point, perfect for creating a warm atmosphere. The room also benefits from convenient access to a second hall and the kitchen.

### Kitchen

9' 11" x 8' 0" (3.03m x 2.45m)

A well-equipped and spacious kitchen, filled with natural light from the rear window and half-glazed door. The room features laminate flooring, ceiling spotlight, along with a large storage cupboard for added practicality. Fitted with a range of storage units, the kitchen includes an integrated fridge freezer and washing machine, an electric hob and oven with extractor fan, and a stainless steel sink with drainer and mixer tap making it both functional and stylish for everyday living.





### **Bathroom**

5' 10" x 5' 1" (1.77m x 1.56m)

A modern and stylish shower room, finished with contemporary wet wall panelling and vinyl flooring. A side-aspect window provides natural light, while a chrome heated towel rail adds both comfort and practicality. The spacious walk-in shower features a mains-fed system and sleek glass screen. The room is further enhanced by a vanity unit with inset sink and mixer tap, a WC, and a decorative shelf for accessories. Ceiling spotlights and a feature mirror complete this beautifully presented shower room.

### **Bedroom One**

10' 9" x 8' 5" (3.27m x 2.57m)

A spacious and airy bedroom enjoying lovely views over the rear garden. The room benefits from double fitted mirrored wardrobes providing excellent storage, stylish laminate flooring, with a central ceiling light and a wall light. Finished with fresh, neutral décor, it offers a bright and comfortable retreat.

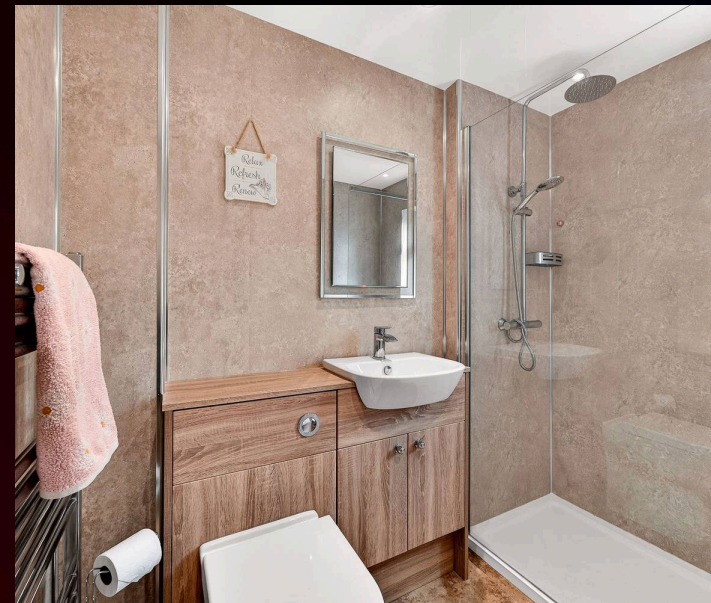
### **Bedroom Two**

10' 8" x 8' 2" (3.26m x 2.50m)

A well-proportioned second double bedroom with a side-aspect window, allowing for plenty of natural light. The room features wood flooring, a central ceiling light, double fitted walk in spacious wardrobe providing excellent storage. Currently used as a guest room and home office, this is a highly versatile space that can easily adapt to a variety of needs.

### **Inner Hallway**

The inner hallway provides access to two bedrooms, the shower room, and the attic space, which benefits from a fitted ladder and lighting.





## FRONT GARDEN

A beautifully presented front garden that adds excellent kerb appeal to the property. Thoughtfully landscaped with a variety of shrubs, plants, and bushes, it offers a wonderful mix of colour and texture throughout. Decorative stone chippings further enhance the space, creating a charming and low-maintenance garden to the front of the home.

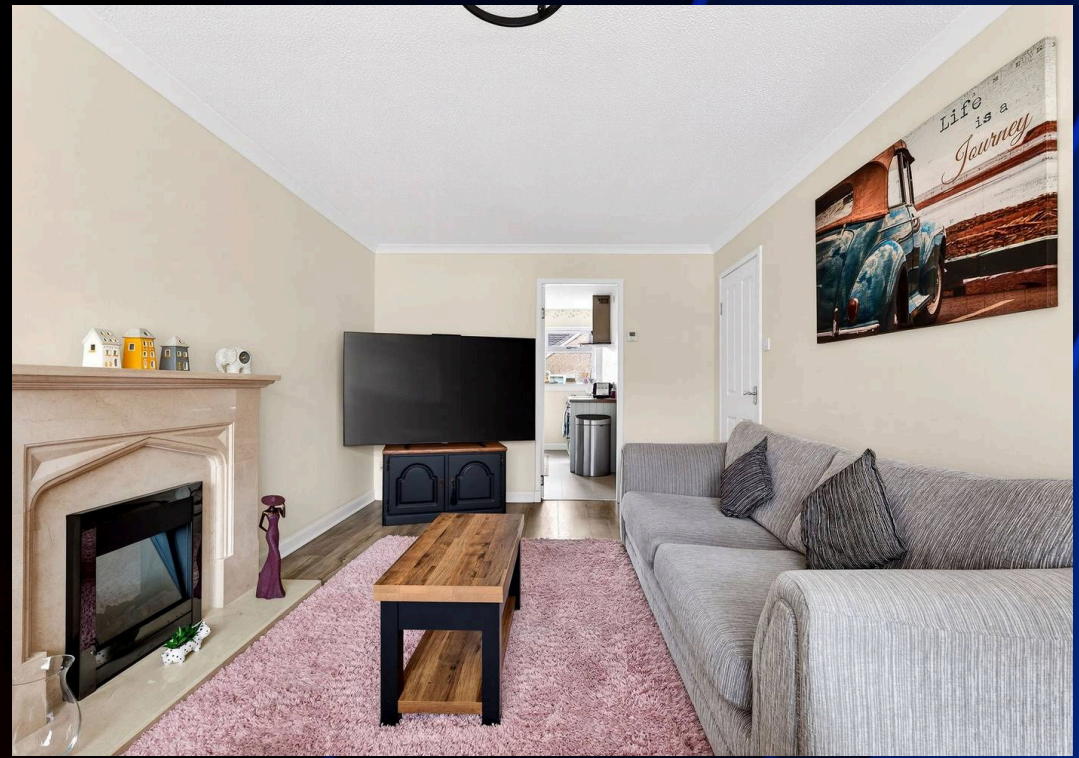
## REAR GARDEN

What a fantastic south-facing garden, fully enclosed with gated access, offering both privacy and a wonderful sense of space. The garden features a charming summer house, complete with power and generous proportions, making it ideal for use as a home office, studio, or relaxation space. There is also a useful storage container, thoughtfully provided by the current owner. Beautifully landscaped, the garden is filled with a variety of mature bushes, shrubs, and plants, showcasing an array of colours and textures. Well-defined borders frame the space, while a central chipped area and paved section with stepping stones create attractive look.

## DRIVEWAY

2 Parking Spaces

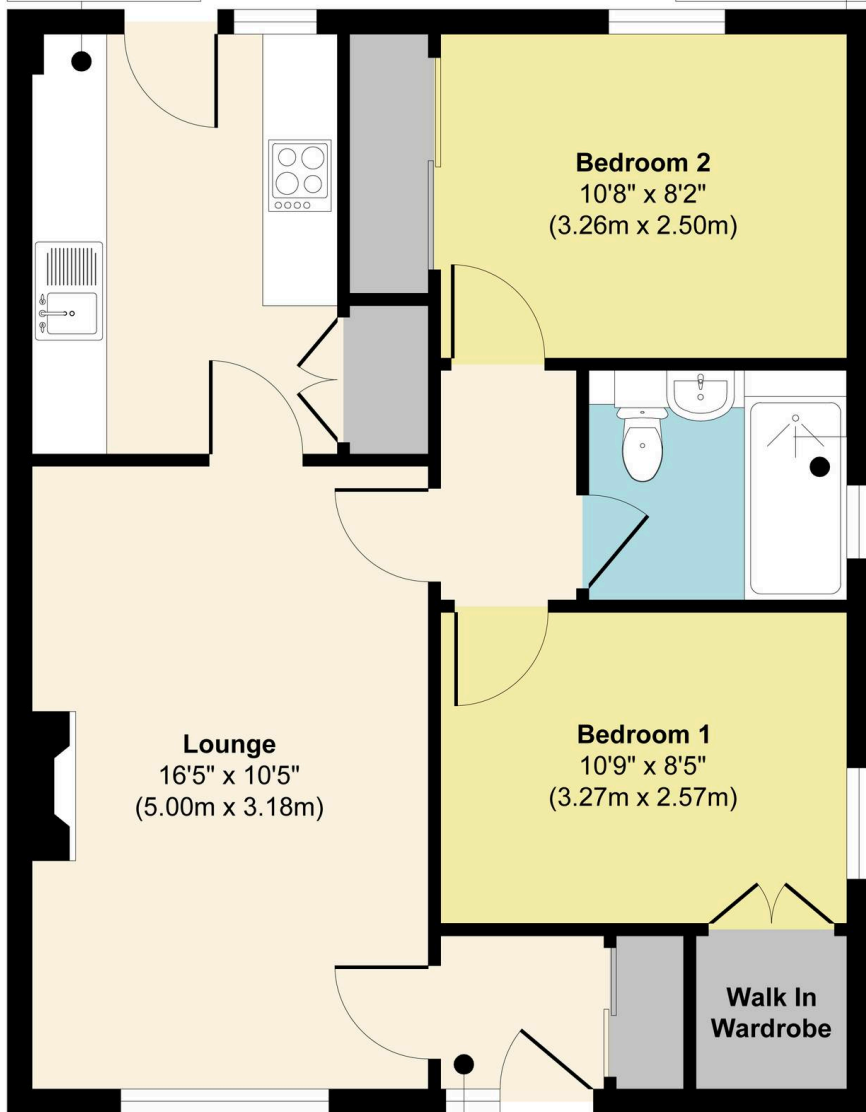
A large monoblock driveway to the side of the property, offering excellent off-road parking for several vehicles. Designed for low maintenance, it provides a practical and neatly presented approach to the home.





**Kitchen**  
9'11" x 8'0"  
(3.03m x 2.45m)

**Shower Room**  
5'10" x 5'1"  
(1.77m x 1.56m)



**Bedroom 2**  
10'8" x 8'2"  
(3.26m x 2.50m)

**Lounge**  
16'5" x 10'5"  
(5.00m x 3.18m)

**Bedroom 1**  
10'9" x 8'5"  
(3.27m x 2.57m)

**Walk In  
Wardrobe**

**Entrance Hall**  
4'4" x 4'0"  
(1.31m x 1.23m)

**Floor Plan**

**Approx. Gross Internal Floor Area 596 sq. ft / 55.39 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England, Scotland & Wales**

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