



122 Buchanan Crescent, Livingston

Offers Over £310,000



122 Buchanan Crescent

Livingston

Modern 3-bed detached home with private driveway, garage, en-suite, and an exceptional rear garden. Move-in ready and spacious throughout. Early viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

10' 9" x 3' 4" (3.27m x 1.01m)

A lovely and welcoming entrance hallway, beautifully presented with a modern composite front door, stylish wooden flooring and an attractive feature centre light. The hallway provides convenient access to the kitchen, spacious lounge, WC and staircase leading to the upper level, creating a warm and inviting first impression.

Lounge /Diner

20' 9" x 9' 2" (6.33m x 2.80m)

This impressive lounge and dining room provides a spacious and versatile setting for both everyday living and entertaining. French doors open directly onto the rear garden, while a further rear-facing window floods the room with natural light and creates a bright, welcoming atmosphere. A striking media wall forms a superb focal point, incorporating a realistic electric fire that adds warmth and ambience to the room. The generous proportions provide plenty of space for a range of freestanding furniture, with a dedicated dining area offering the perfect setting for family meals and entertaining guests. Further benefits include a useful walk-in storage cupboard, attractive wooden flooring, contemporary ceiling spotlights and stylish graphite-grey radiators, combining practicality with a modern and sophisticated finish.

Kitchen

9' 3" x 8' 2" (2.81m x 2.48m)

Stylish, modern and exceptionally well equipped, this attractive kitchen offers both practicality and contemporary appeal. A front-facing window provides plenty of natural light, complemented by attractive splashback tiling and an excellent range of cupboards offering generous storage. The kitchen is fitted with an electric hob, electric oven and extractor fan, along with a modern composite sink and mixer tap. Further benefits include ceiling spotlights and a smart tiled floor, creating a fresh and contemporary finish throughout. As an added bonus, the owner is gifting the freestanding appliances, including washing machine and fridge freezer, providing a fantastic turn-key solution for the new owner.





WC

7' 9" x 4' 3" (2.36m x 1.30m)

Stylish and beautifully presented, this modern WC provides a smart and practical addition to the home. A side-facing opaque window allows natural light while maintaining privacy, complemented by attractive tiled flooring and contemporary splashback wall tiling. A stunning floating-bowl style wash hand basin with a sleek modern mixer tap creates an elegant focal point, while a stylish shelf provides the perfect space for accessories. A modern WC, wall mirror and chrome heated towel rail complete this beautifully finished room. A superbly appointed and highly convenient WC, combining contemporary style with everyday practicality.

Stairs & Landing

A bright and welcoming staircase and landing provide an attractive transition between the floors of the home. The turning staircase rises to a spacious upper landing, where a window allows plenty of natural light to flood the area. The landing benefits from a modern light fitting and radiator, creating a comfortable and contemporary feel. From here, there is convenient access to all three bedrooms and the family bathroom, making the layout both practical and easy to navigate. A well-presented and naturally bright space that complements the modern feel of the property.

Bedroom One

14' 10" x 9' 1" (4.51m x 2.78m)

A superbly proportioned and beautifully presented primary bedroom, offering an impressive amount of space and a stylish, contemporary feel. A front-facing window fills the room with natural light, while attractive laminate flooring provides a smart and practical finish. The bedroom benefits from a radiator a generous fitted wardrobes, providing excellent storage without compromising the spacious feel of the room. A particularly attractive feature is the stylish tiled wall, adding texture and a sophisticated finishing touch against the fresh, modern décor. The room further benefits from direct access to a private en-suite shower room, making this a fantastic principal bedroom and a wonderful retreat within the home.





En Suite

4' 11" x 5' 9" (1.51m x 1.70m)

A stylish and modern en-suite shower room, finished with contemporary tiled walls and flooring. Features include a front-facing opaque window, vanity-style WC, floating wash hand basin with mixer tap, and useful built-in shelving. A walk-in shower with mains shower and glass pivot door, ceiling spotlights and a sleek vertical radiator complete this fresh and beautifully presented space.

Bedroom Two

12' 9" x 8' 8" (3.88m x 2.64m)

A spacious and beautifully presented double bedroom, offering excellent proportions and a bright, welcoming feel. A rear-facing window provides plenty of natural light, while laminate flooring, a radiator and central light fitting add to the room's modern practicality. The bedroom also benefits from generous double fitted wardrobes, providing excellent storage and making this a superb second bedroom.

Bedroom Three

9' 9" x 6' 2" (2.98m x 1.89m)

A versatile single bedroom currently utilised as a home office, offering an excellent additional space to suit a variety of needs. A rear-facing window provides natural light, while laminate flooring, a central light fitting and radiator complete the room. Ideal as a home office, nursery, dressing room or occasional bedroom, this is a flexible and useful space.



Bathroom

6' 6" x 5' 6" (1.98m x 1.67m)

Wow! This stunning bathroom offers a luxurious and stylish retreat, beautifully finished throughout. A side-facing window floods the room with natural light, complemented by contemporary tiled walls and flooring and stylish ceiling spotlights. The elegant floating vanity basin with modern mixer tap, contemporary WC, chrome heated towel rail and decorative shelving create a sophisticated finish. The real showstopper is the fabulous Jacuzzi bath, adding a wonderful touch of luxury and creating the perfect place to relax and unwind.



FRONT GARDEN

The property enjoys excellent kerb appeal, with a neatly maintained and attractively shaped front lawn creating a welcoming first impression. The well-presented frontage adds to the attractive appearance of this lovely home.

REAR GARDEN

A truly exceptional and beautifully designed rear garden, offering a unique outdoor space that is sure to impress. Fully enclosed and thoughtfully landscaped, the garden features a fantastic tiered decking area with integrated solar lighting, creating the perfect setting for relaxing, entertaining and enjoying the outdoors. A stylish garden bar provides an excellent space for entertaining, or useful storage for cushions and outdoor equipment. A stunning gazebo creates another wonderful seating area and houses a luxurious Jacuzzi, which may be available by separate negotiation. The Jacuzzi sits on a dedicated decked area, adding a real touch of luxury to this remarkable garden. A further decked area directly outside the lounge provides the perfect spot for outdoor seating and al fresco relaxation, while an attractive artificial lawn offers a low-maintenance area of greenery, completing this beautifully presented and highly versatile outdoor space.

DRIVEWAY

2 Parking Spaces

A generous and attractive driveway provides excellent off-road parking for several vehicles, while offering a low-maintenance and practical approach to the property. Combined with the well-presented frontage, it creates excellent kerb appeal and a welcoming first impression.

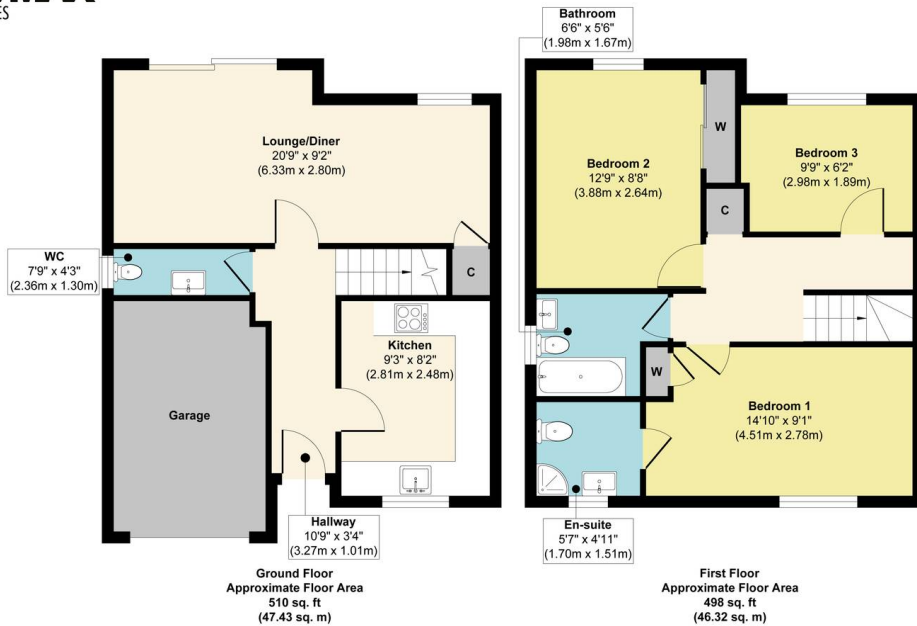
GARAGE

Single Garage

A fantastic additional benefit is the property's private garage, offering excellent versatility and storage potential. Fitted with an up-and-over door and power supply and lighting this garage provides a secure space for a vehicle, workshop, hobbies or additional storage.



122 Buchanan Crescent, Livingston, EH54 7EF



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

