



30 Croft Place, EH54 6RJ

Livingston - Offers Over £275,000







Set within the ever-popular Eliburn area of Livingston, Croft Place is a superb detached family home that brings together the things that matter most for modern family life — excellent space, a great layout, a lovely garden and a location that makes everyday life wonderfully easy. Eliburn is a particularly appealing place to call home, with the beautiful Eliburn Park close by, excellent local amenities and easy access to the motorway network, making commuting and getting out and about straightforward. For families, the location is especially attractive, with Peel Primary School within walking distance and the property falling within its catchment area. It is the kind of setting where school runs, park walks, weekend adventures and everyday family life all feel just that little bit easier.

From the front, the property immediately makes a great impression, with an excellent driveway providing generous off-street parking for several vehicles. Step through the front door and into the welcoming vestibule, where a handy storage cupboard provides the perfect place to keep coats, shoes and everyday belongings neatly tucked away. The vestibule leads naturally into the central hallway, which gives access to the main living spaces, kitchen and ground-floor cloakroom, while the carpeted staircase rises to the upper floor.

The lounge/diner is an impressive and wonderfully versatile space, designed just as much for family life as it is for entertaining. A large window brings plenty of natural light into the room, while French doors open directly onto the rear garden, creating an easy connection between the inside and out. Fresh decor and laminate flooring give the room a bright, contemporary feel, while the generous proportions provide plenty of space to relax, unwind, enjoy family meals or have friends and family over.

The kitchen is another real highlight. Bright, stylish and highly practical, it features a smart combination of white high-gloss wall and base units with curved detailing, dark work surfaces and a complementary black splashback. A door from the kitchen opens directly onto the garden, making this a particularly practical space for busy family life and summer entertaining.

Open-plan to the kitchen is a cleverly designed utility area, giving you that extra everyday functionality that makes such a difference in a family home. There is space for both a free-standing washing machine and tumble dryer, while a door provides access into the integral garage. The garage benefits from power and lighting, along with a window, offering useful additional storage and practical space beyond the main accommodation.

A handy ground-floor cloakroom completes the downstairs accommodation, fitted with a white WC and wash hand basin.

Upstairs, the home continues to impress with three generously proportioned bedrooms, all finished with cosy carpeting and built-in storage, together with a family bathroom. There is also a hatch providing access to the partially floored loft, offering useful additional storage space. The principal bedroom is a lovely retreat, with fitted wardrobes extending along one wall and the added luxury of its own en-suite shower room. The en-suite is finished with a WC, wash hand basin and corner shower, complemented by tiled walls and a heated towel rail.

Bedroom two is a particularly pretty room, currently decorated in a soft pink, with built-in wardrobes, lovely views over the gardens and plenty of space for free-standing furniture. Bedroom three is another generous room, finished in soft neutral tones and benefiting from built-in storage, making it equally well suited to a child's bedroom, guest room or home office depending on your needs.

The family bathroom completes the accommodation, featuring a white three-piece suite with predominantly tiled walls, creating a practical and easy-to-maintain space for family life.

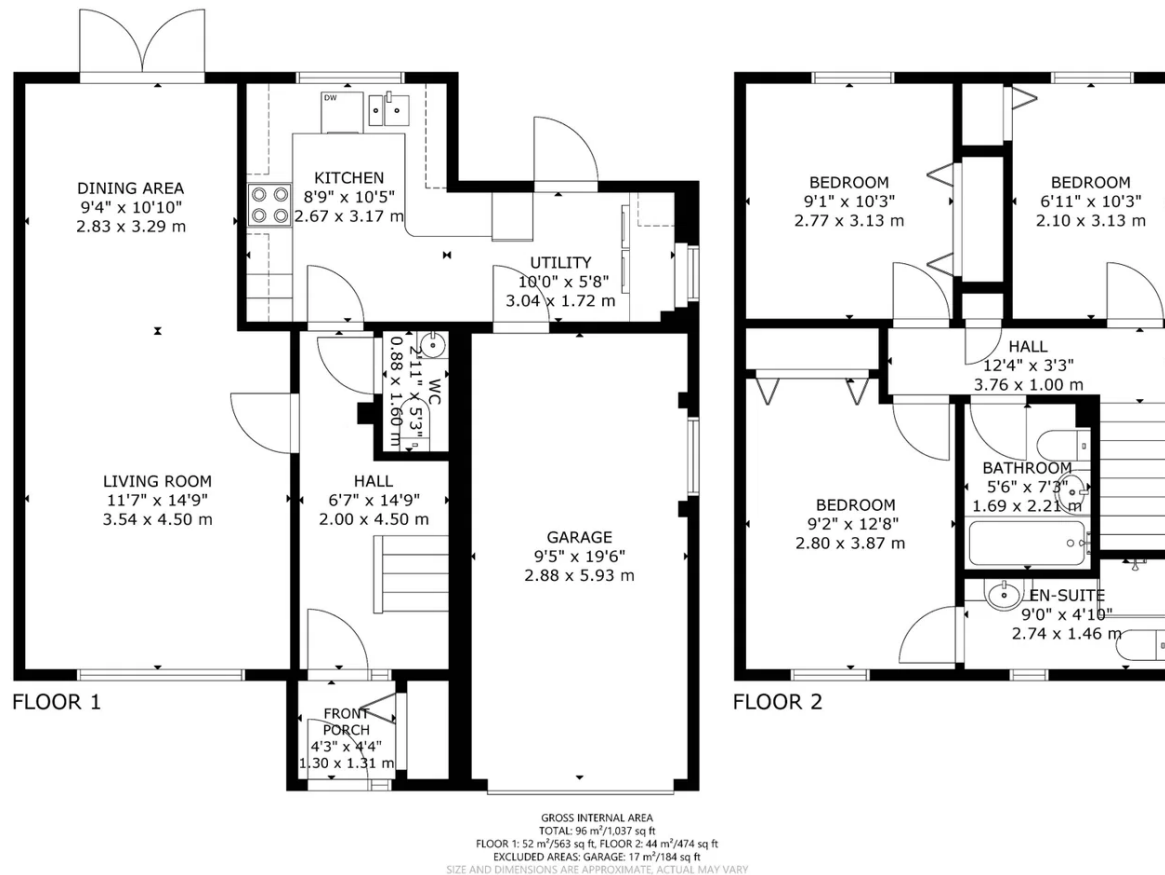
Outside, the rear garden is a real delight and feels perfectly suited to family life. The garden has been designed for easy maintenance, with artificial grass and a paved patio providing space for outdoor seating, play and entertaining. A pretty border of trees, plants and shrubs adds colour and softness, while the fully enclosed garden provides a safe and secure space for children and pets to enjoy.

The property further benefits from gas central heating and double glazing, with the rear windows replaced in July 2023 and the French doors updated in July 2024. The main section of the fence and gate were renewed in April 2025.

Croft Place is a home that genuinely brings together space, practicality, comfort and lifestyle. With its generous driveway, integral garage, excellent family accommodation, beautifully finished garden and superb position close to Peel Primary School, Eliburn Park and the motorway network, this is a home that makes a very strong first impression -and an even better place to live.

Extras: Floor coverings, blinds, curtains and poles, light fittings and all white goods (no warranty). The outdoor garden furniture is negotiable.





Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

