



3 Jacklin Green, Livingston, EH54 8PZ

RE/MAX Property

This wonderfully presented three bedroom bungalow on Jacklin Green occupies a generous plot, making it an ideal choice for families or those seeking the convenience of single level living. Thoughtfully designed to suit a range of lifestyles, the property offers an excellent balance of space, comfort, and versatility in a highly accessible location.

The flexible layout allows the home to adapt effortlessly to your needs, whether that's a dedicated home office, a playroom, or simply generous, well proportioned bedrooms. Light filled interiors and a practical design create a natural flow between living, working, and relaxing spaces, enhancing everyday comfort.

Further benefits include a double garage and a private rear garden, adding both convenience and outdoor enjoyment.

Lorna MacDonald and REMAX Property are delighted to present this exceptional bungalow to the market, an outstanding opportunity for those seeking a functional home.



The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is within walking distance.

Front Garden

The property benefits from a welcoming monoblock driveway offering ample space for multiple vehicles, extending to a double garage positioned to the side. This is complemented by a neatly maintained front garden, enhanced with decorative stones and mature planting, creating an attractive and well presented first impression.

A paved pathway with gentle steps leads gracefully to the front door, while a side gate provides convenient and practical access to the rear garden.

Entrance Vestibule and Hallway

Step into a welcoming vestibule through a part glazed aluminium front door, where fresh yellow walls and sleek laminate flooring create an immediate sense of brightness.

A built in cupboard provides useful storage, while three ceiling lights enhance the light filled feel of the space. The space is further equipped with multiple power points, a smoke detector, and two radiators, ensuring comfort and practicality throughout. An attic hatch offers additional storage access.





Lounge Diner

7.204m x 2.614m widening to 4.344m (23'07" x 8'06" widening to 14'03")

This generously proportioned room is finished in a mainly white décor, enhanced by a striking grey patterned feature wall and soft carpet underfoot, creating a comfortable living space.

Large windows to both the front and rear flood the room with natural light throughout the day, while two ceiling lights provide additional warmth and ambience. A natural gas fire forms a welcoming focal point within the lounge area, adding both character and comfort.

There is ample space to accommodate a dining area, making the room ideal for both relaxing and entertaining. Practical touches include two radiators and power points.

Kitchen

2.978m x 3.567m (9'09" x 11'08")

This well appointed kitchen offers a practical and functional layout, featuring wood effect cabinetry with neutral worktops and a tiled splashback. Mint green painted walls and wood effect laminate flooring provide a bright and clean finish.

The kitchen is fully equipped with appliances including an eye level oven, four ring gas hob with built in extractor, tall fridge freezer, under counter washing machine, and dishwasher. A stainless steel one and a half sink with mixer tap and drainer completes the space.

Natural light is provided via a rear facing window and glazed door, which also offer views of the garden. Additional features include a ceiling light, heat detector, radiator, and power points.

Primary Bedroom

4.068m x 2.993m (13'04" x 9'09")

This charming room features neutrally painted walls with a feature papered wall, complemented by soft carpet underfoot. A rear facing window allows natural light to fill the space, further enhanced by a ceiling light.

A built in wardrobe provides generous hanging and shelving storage, while a radiator and conveniently placed power points ensure both comfort and practicality.

En-Suite Shower Room

2.968m x 1.119m (09'08" x 03'08")

A bright room with a white suite including a close coupled toilet, a pedestal sink, and a shower cubicle with mains shower. Decorated with white painted and white wet wall panelled walls, and grey tile effect vinyl flooring. Downlights, a radiator and a window to the rear of the property, finish the room.

Bedroom Two

3.040m x 3.971m (9'11" x 13'00")

This second double bedroom is finished with painted walls and carpeted flooring. A front facing window allows natural light to fill the room, complemented by a ceiling light. A built in wardrobe provides useful storage space, while a radiator and power points ensure comfort and everyday practicality.

Bedroom Three

3.040m x 2.723m (9'11" x 8'11")

Another well proportioned bedroom, decorated with white papered walls and finished with carpet for a cosy feel. A front facing window welcomes natural light, while an integrated wardrobe offers generous hanging and shelving space. Practical features include power points, a ceiling light, and a radiator.

Bathroom

2.160m x 1.753m (7'01" x 5'09")

This spacious bathroom is finished with light grey painted walls, white tiling, and grey wood effect vinyl flooring. A rear facing window allows natural light to fill the space, further enhanced by a ceiling light.

The three piece suite comprises a spa bath, pedestal sink, and close coupled toilet, providing a practical and functional layout. A chrome towel radiator completes the room.

Garage

6.136m x 4.883m (20'01" x 16'00")

The double garage provides a generous and versatile space, accessed via a front electric up-and-over door. It is fitted with a ceiling light, ensuring good visibility throughout, as well as multiple power points for added convenience.

Offering excellent flexibility, the space is well suited for storage, hobbies, or a workshop.

Rear Garden

The generous south facing rear garden offers a peaceful and private outdoor retreat with a well considered layout. Predominantly finished with decorative stone, it also features a paved seating area, ideal for outdoor dining, entertaining, or relaxing.

Surrounded by hedging, the garden provides a strong sense of seclusion and natural enclosure. Gated side access leads conveniently to the front of the property. Whether hosting guests or enjoying a quiet moment outdoors, this space combines practicality, privacy, and tranquillity.

Additional Items

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 RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

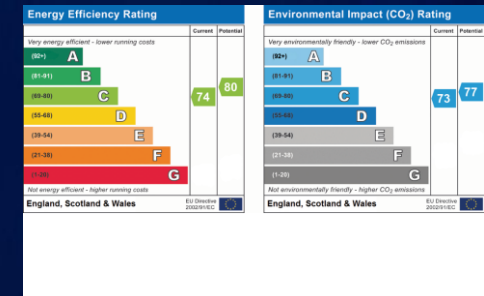
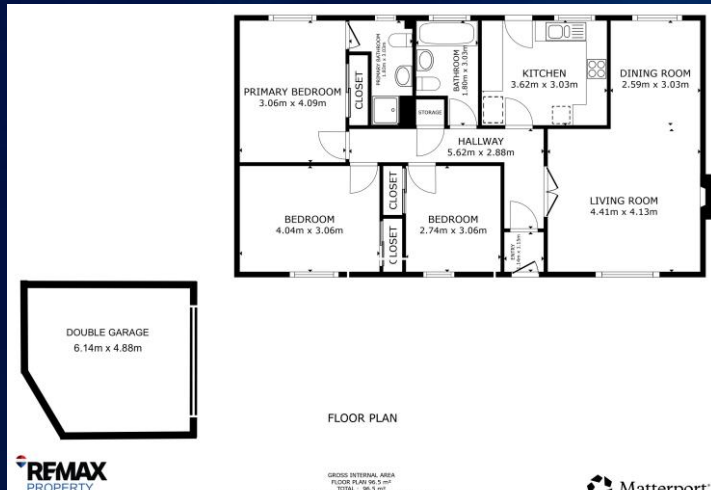
INTEREST

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



RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



RE/MAX Property

13b Fairbairn Road, Livingston, EH54 6TS

📞: 01506 418 555 📧: livingston@remax-scotland.homes

www.remax-livingston.net

View on RE/MAX
Property Website

What's Your Property
Worth?

Click Here to Request
the Home Report



Lorna MacDonald
07778547461

lmacdonald@remax-scotland.homes

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.