



20 Longpark Place, Livingston

Offers Over £300,000



## 20 Longpark Place

### Livingston

Set within the ever popular and family friendly neighbourhood of Longpark Place, where neighbours tend to settle in and stay for years, this beautifully presented four bedroom detached home offers generous living space, a private driveway and garage, making it an ideal long term family purchase.

Upon entering, you are welcomed into a bright and inviting hallway, where warm wooden flooring runs underfoot, complemented by soft, earthy toned walls and a plush grey carpet rising up the staircase, setting the tone for the stylish yet homely interiors throughout.

Immediately to the right hand side, a highly versatile room currently arranged as a children's playroom and occasional bedroom offers fantastic flexibility. Whether utilised as a formal dining room, home office, guest bedroom or dedicated play space, it's a room that adapts to your lifestyle perfectly.

Continuing through the hallway towards the rear of the home, you'll find the recently renovated kitchen positioned to the right. Sleek and modern in design, this space is finished in neutral tones with contemporary cabinetry, wood effect worktops and integrated appliances, all thoughtfully arranged to maximise both storage and functionality. A breakfast bar provides the perfect spot for casual dining or morning coffee, while a side door offers convenient access out to the garden.

To the rear of the property sits the main lounge, a bright and spacious room designed for both relaxing and socialising. With ample space for large furnishings, this inviting area is enhanced by stylish décor, a feature fireplace and an abundance of natural light streaming through the patio doors. These open directly out to the southwest facing rear garden, seamlessly blending indoor and outdoor living.



The garden itself is a fantastic family space, enjoying a sunny aspect and offering a great balance between a paved patio area, perfect for outdoor dining and a well maintained lawn, ideal for children's play. Additional features such as a greenhouse, garden shed and open outlook further enhance its appeal.

Heading upstairs, the home continues to impress with a spacious upper landing, offering a sense of openness and flow between rooms.

Positioned to the front right, the principal bedroom is a calming retreat, styled in soft grey tones and benefitting from built in wardrobe storage. This room is further complemented by a beautifully modern en-suite, finished with striking grey tiling and black accents, along with a sleek walk-in shower and contemporary fittings.

To the rear right, bedroom two is currently set up as a charming children's room, decorated in soft blue tones. This generous space comfortably accommodates a double bed, includes built in storage, and enjoys pleasant views over the rear garden, making it both practical and peaceful.

At the front left of the property, bedroom three is a fantastic double bedroom, currently arranged as a guest room. With ample floor space, room for additional furniture and a bright outlook, it offers comfort and versatility for visitors or family members alike.

Bedroom four, located at the rear, is currently utilised as a dual home office, perfect for modern working requirements, but remains a well proportioned bedroom should additional sleeping accommodation be needed.

Completing the upper level is the family bathroom, fitted as a four piece suite including a separate shower enclosure and bath. Finished in neutral tiling with a clean, modern aesthetic, it also benefits from a vanity unit, chrome towel radiator and a bright frosted window allowing in natural light while maintaining privacy.

Longpark Place is ideally situated within a sought after pocket of Livingston, particularly popular with families due to its quiet setting and strong sense of community. The property falls within the catchment for Williamston Primary School, located approximately 0.6 miles away and James Young High School, just under 2 miles from the property.





For everyday essentials, Morrisons Livingston is around a 5 minute drive, while the wider retail and leisure offering at The Centre Livingston is easily accessible within 10 minutes, providing an extensive range of shops, restaurants and entertainment.

Healthcare is well catered for with Carmondean Medical Group approximately a 6 minute drive away.

For commuters, Livingston North Railway Station is around 1.5 miles from the property, offering regular services to both Edinburgh and Glasgow, while excellent road links via the M8 ensure easy access across the central belt.

Combining spacious interiors, modern upgrades and a fantastic location, this is a home perfectly suited to growing families looking to settle into a well established and welcoming community.

Home Report Value- £325,000

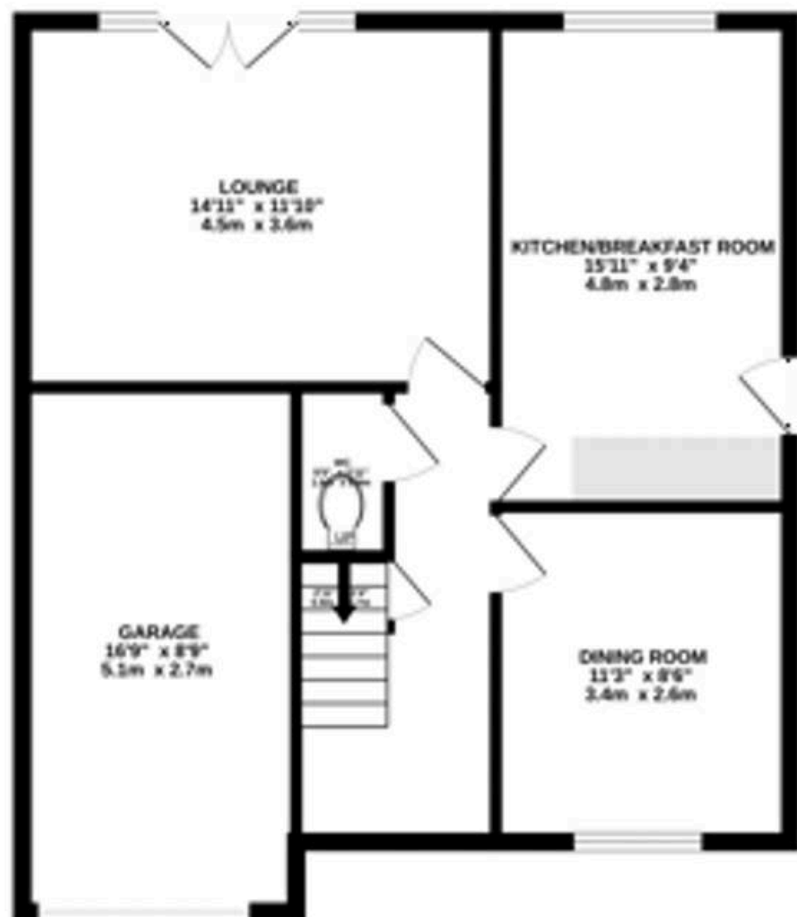
EPC - C

Council Tax Band - E

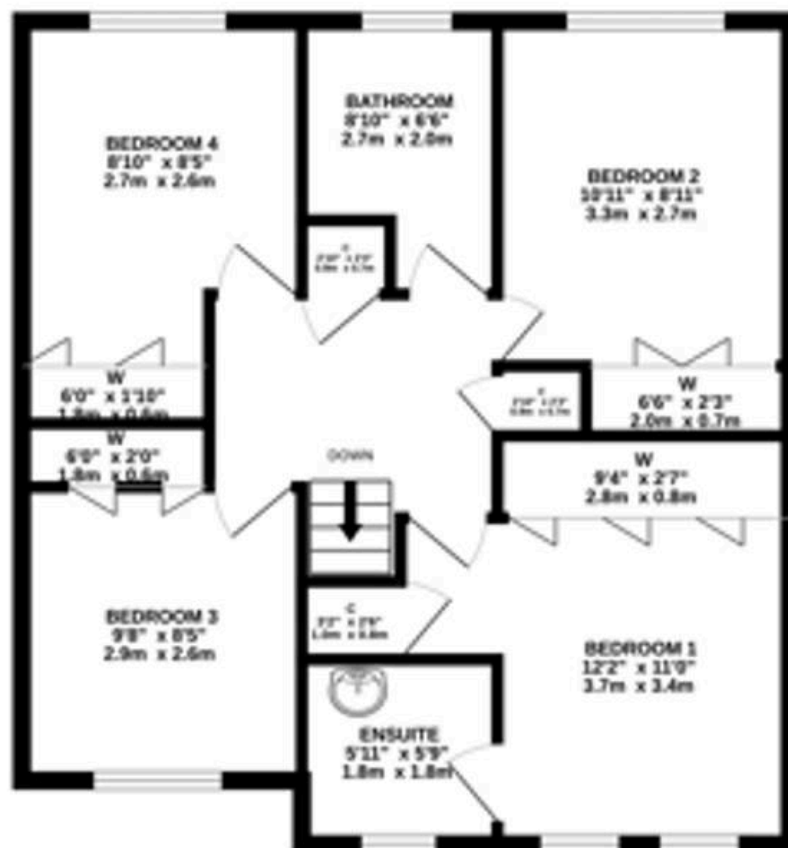
Square Ft- 1173/109m<sup>2</sup>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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