

REMAX Property

20 Cornfield Place, Livingston, EH54 6TE



Offering generous living accommodation, private rear garden and excellent transport links; making this is an ideal home for first time buyers, those upsizing or for buy-to-let investors.

Entering into the property, to the right is the kitchen with generous storage and a lovely view to the front of the property. The lounge is a brilliant size with space under the stairs for extra storage and double doors opening up to the rear garden. Upstairs, the primary bedroom is a brilliant size with built-in wardrobes and the option to build more storage. Next, is the second bedroom and a modern three-piece bathroom. The front of the property features a driveway providing convenient off-street parking. The rear garden is fully enclosed, low maintenance and has an exit via gate.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools, high schools and nurseries. The local shops in Eilburn are close-by and at the Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow, both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just a 5-minute drive away. Eliburn Park is a particular highlight of the area, offering a large reservoir, woodland walks, open green spaces and a well-equipped play park, making it ideal for walking, cycling and enjoying the outdoors. With its combination of green space, strong transport connections and easy access to Livingston town centre, Eliburn continues to be a highly desirable location for a wide range of buyers.

No Factor Fee, Council Tax Band C EPC: C Freehold Tenure

Front of Property
There is a tarmac driveway, a fence border at one side, a gravelled area outside the front of property, an external tap and steps leading up to the front door.

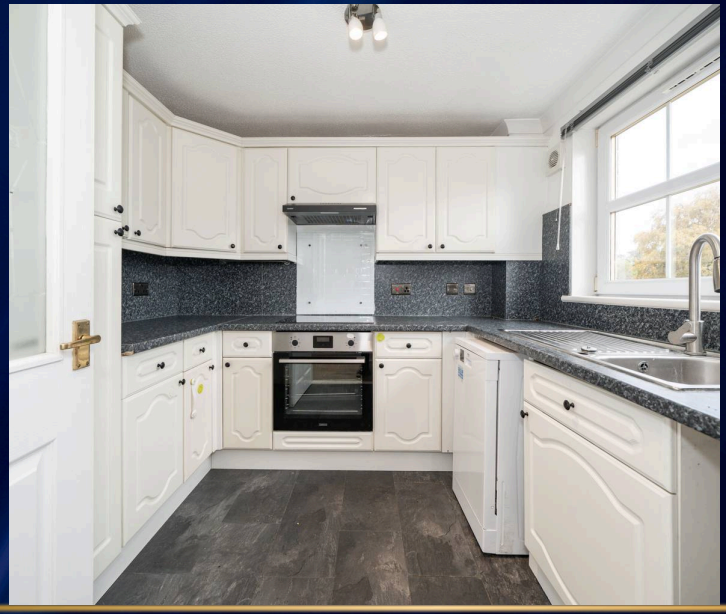
Entrance Hallway
Enter into the property through the UVPC front door with a glazed patterned window insert. There is a ceiling smoke detector, a ceiling light, neutrally painted walls, wall mounted hooks, a radiator and wooden laminate effect flooring.

Kitchen
4.472m x 2.700m (14'08" x 08'10")
Arranged in a practical U-shaped layout, the kitchen offers white gloss wall and base units, alongside contrasting laminate worktops and matching splashback. An extractor fan and electric hob sits above the electric oven, backed by a glass splashback. There is also a stainless-steel sink and drainer positioned beneath a window overlooking the front garden. There is a freestanding slimline dishwasher, along with space for other white goods. Lastly, there is a central light, a heat detector, a carbon monoxide detector and vinyl tiled flooring.

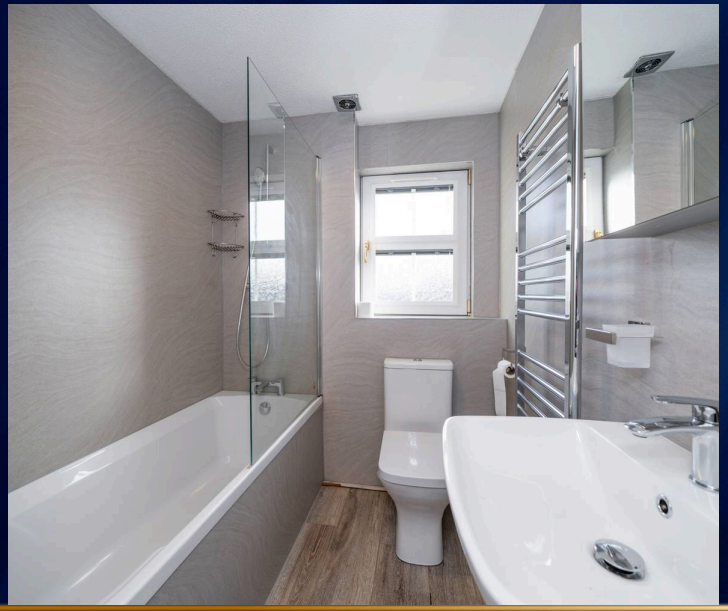
Lounge
4.785m x 3.648m (15'08" x 11'11")
Enter into the generously proportioned lounge which offers ample space for a range of seating arrangements with space under the stairs for storage. Double doors open to the rear garden and the staircase rises to the upper level. There is a ceiling mounted smoke detector, two ceiling mounted lights, beige wallpaper, magnolia painted walls, two wall mounted radiators and beige carpeted floor.













Stairs and Landing
A timber balustrade surrounds the stairwell with white wooden handrails at both sides, magnolia painted walls and carpeted flooring. On the landing there is a ceiling mounted light, along with a ceiling mounted smoke detector and carpeted flooring.

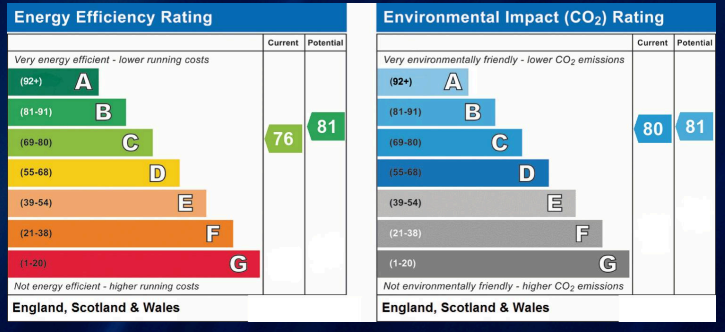
Primary Bedroom
3.826m x 3.640m (12'06" x 11'11")
This room offers generous space for a variety of furnishings with a fitted wardrobe and scope to build another storage space above the boxed staircase. There is a one ceiling mounted light, magnolia painted walls, front facing windows, a radiator and beige coloured carpets.

Family Bathroom
2.734m x 1.722m (08'11" x 05'07")
The modern bathroom contains a white three-piece suite comprising of a bath with an overhead shower, a glass shower panel, a pedestal washbasin and a close coupled toilet. There is beige wet wall panelling with silver trim around the room, with fitted wall mounted accessories and a built-in linen cupboard. There is a ceiling mounted light, an extractor fan, a front facing opaque window, a wall mounted heated towel rail and wood effect vinyl flooring.

Second Bedroom
3.663 m x 1.778 m (12'00" x 05'10")
The versatile room is perfectly suited as a child's bedroom for any age, whilst also offering the flexibility to be used as a home office, guest bedroom or additional storage space. Decorated with white painted walls with a black and white wallpapered featured wall with wood effect laminate to the floor. There is a wall mounted ceiling light, a ceiling smoke detector, a loft hatch, windows overlooking the front of property and a radiator also included.







Rear Garden

The low-maintenance garden offers a practical and inviting outdoor space, featuring a paved patio area directly accessible through the double doors. A central paved pathway leads through the garden, with artificial grass to one side and decorative gravel to the other. A timber garden shed provides useful additional storage, while a rear gate offers convenient access to the pathway behind. The garden is fully enclosed by timber fencing, creating a private and secure outdoor space.

Additional Items

Tenure: Freehold. Council Tax Band: C. No Factor Fees. 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.

VIEWINGS

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

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

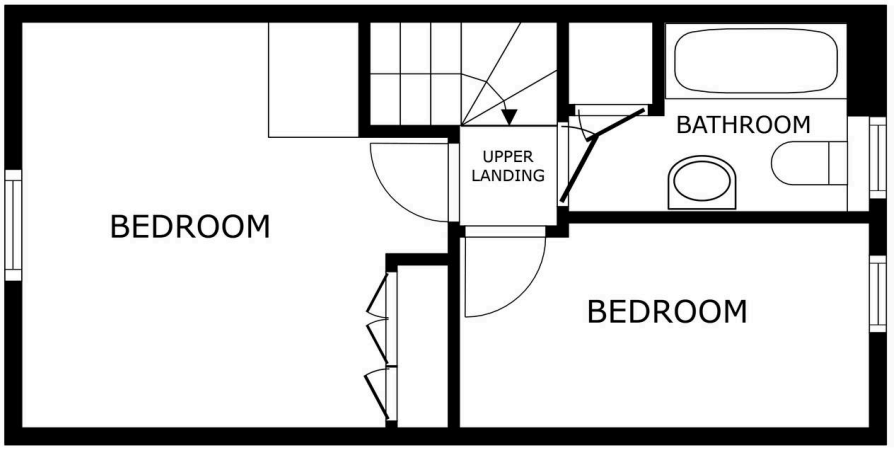


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 28.0 m² FLOOR 2 27.5 m²
TOTAL : 55.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 28.0 m² FLOOR 2 27.5 m²
TOTAL : 55.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes • www.remax-scotland.homes/estate-agents/livingston

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.