Turpie &Co



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Heatherfield Glade, Livingston, EH54 9JE

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Heatherfield Glade, Livingston



Peacefully positioned within a quiet cul-de-sac in a popular residential area of Livingston, this beautifully maintained four-bedroom detached villa offers generous and versatile accommodation, ideal for modern family living.

The property welcomes you into an entrance hallway leading to an impressive lounge/dining room, extending the full depth of the home and providing excellent space for both relaxing and entertaining. Accessed directly from here, the delightful conservatory offers an additional reception space, surrounded by windows that create a bright and inviting atmosphere. Overlooking the garden, this is the perfect spot to relax and enjoy the changing seasons. The fitted kitchen offers ample storage and workspace, while the downstairs WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, along with a family bathroom.

Externally, the property benefits from established gardens, a generous driveway and an integral garage.

What's special about this house

• Beautifully maintained four-bedroom detached family home, peacefully positioned within a quiet and established cul-de-sac.
• Impressive lounge/dining room extending the full depth of the property, providing a wonderful space for relaxing, family meals and entertaining.
• Bright and spacious conservatory overlooking the rear garden, creating an inviting additional living space to enjoy throughout the year.
• Well-appointed kitchen offering ample storage and workspace, complemented by a convenient downstairs WC.
• Principal bedroom benefiting from fitted wardrobes and a private en-suite shower room.
• Established, enclosed rear garden featuring a lawn, mature planting and patio seating areas, ideal for outdoor relaxation and entertaining.
• Generous driveway providing off-street parking alongside an integral garage offering valuable additional storage.
• Solar panels benefiting from an existing Feed-in Tariff arrangement, offering potential income from electricity generation alongside reduced energy costs.





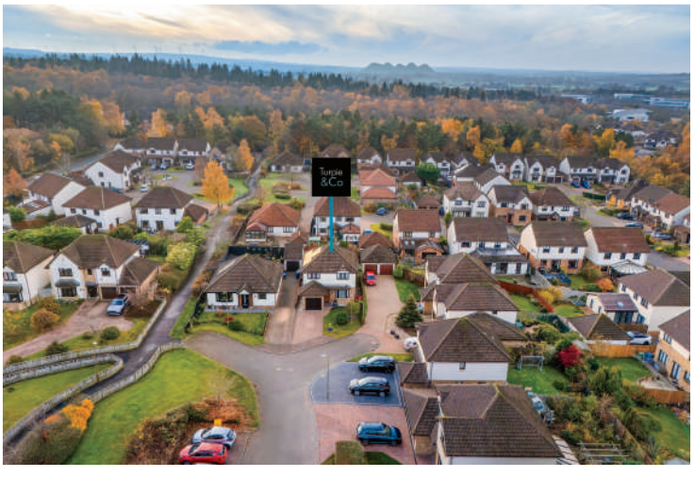











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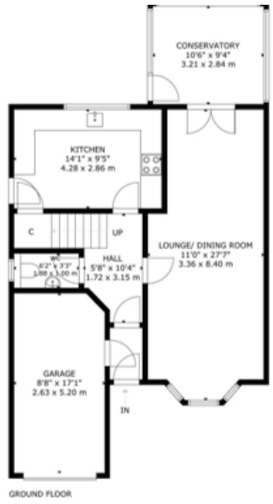
Location and Amenities

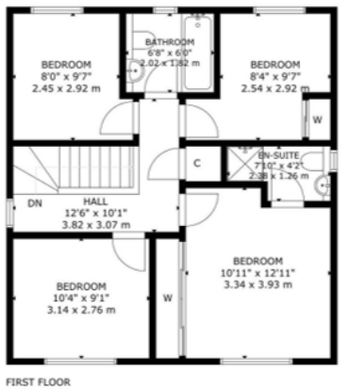
• Less than a 5-minute drive from The Centre and Livingston Designer Outlet, offering an extensive selection of high street and designer shops, restaurants, cafés and entertainment facilities, including a multi-screen cinema.
• Excellent leisure facilities nearby, including Xcite leisure centres, Deer Park Golf & Country Club and a variety of sports and fitness facilities.
• Nearby Almond Park, Howden Park and Almondell & Calderwood Country Park offer wonderful opportunities for scenic walks, cycling and outdoor recreation.
• Conveniently located for Livingston South Railway Station, providing regular services towards Edinburgh and Glasgow, ideal for commuters
• Excellent road connections, with easy access to the M8 motorway. The M9 is a short drive away.
• Edinburgh Airport is also within easy reach by car, making the location convenient for both domestic and international travel.

Extras

All floor coverings, light fittings, blinds, integrated oven/hob, integrated dishwasher, integrated fridge/freezer, integrated freezer, garden hut and greenhouse are included

Home Report valuation	£330,000
Internal floor area	113m2
School catchment	Bankton Primary School & St Ninian's RC Primary School James Young High School & St Margaret's Academy
Council tax band	Band E
EPC rating	Band C
Train station	Livingston South





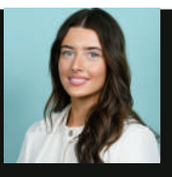
Dimensions

Ground Floor	
Lounge/Dining Room	3.36 x 8.40m
Kitchen	4.28 x 2.86m
Conservatory	3.21 x 2.84m
WC	1.88 x 1.00m
Garage	2.63 x 5.20m
First Floor	
Bedroom	3.34 x 3.93m
En-suite	2.38 x 1.26m
Bedroom	3.14 x 2.76m
Bedroom	2.54 x 2.92m
Bedroom	2.45 x 2.92m
Bathroom	2.02 x 1.82m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.