



**REMAX**  
Property

2 Oldwood Place, Livingston

Offers Over £274,000



Derrick Mooney & RE/MAX Property are delighted to welcome you to this gorgeous three bedroom detached house, perfectly positioned on a corner plot in a sought after location. Step inside and you'll find a bright, spacious lounge that's ideal for relaxing or entertaining friends. The sleek, stylish kitchen dining area is the real heart of the home. Upstairs there are three generously sized bedrooms, including a main bedroom with its own en-suite, plus a modern family bathroom. The property also includes a detached garage (perfect for extra storage or parking) and a large private driveway. Everything about this home has been designed for easy, comfortable living, from the practical layout to the high quality finishes throughout. Whether you're upsizing, downsizing, or looking for that perfect family home, this property ticks all the boxes. With great local amenities and excellent transport links just a short walk away, you'll love the convenience and lifestyle on offer here.

Council Tax band: E

Tenure: Freehold

Oldwood Place is situated in a popular and highly sought after residential area of Eliburn. It is within walking distance of local amenities, including Eliburn Park, as well as being in the catchment area for the highly regarded Livingston Village Primary school. Livingston offers an excellent selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

### Lounge

15' 4" x 11' 2" (4.68m x 3.40m)

A beautifully presented, generously proportioned lounge boasting contemporary neutral décor, stylish wooden flooring, and double patio doors that lead seamlessly to the rear garden.

### Kitchen/Dining Area

17' 11" x 9' 2" (5.47m x 2.80m)

A stylish and contemporary kitchen/dining area fitted with tiled flooring, an extensive selection of base and wall units, and a practical breakfast bar. The kitchen is equipped with a gas hob and extractor, oven, and a distinctive circular sink with drainer, mixer tap complemented by dual-aspect windows to the front and rear.

### WC

5' 8" x 3' 3" (1.72m x 0.98m)

The essential downstairs WC comprising of vanity unit with basin, mixer tap, WC and tiled flooring.

### Primary Bedroom

12' 1" x 8' 10" (3.68m x 2.70m)

A beautifully presented primary bedroom offering soft plush carpeting, two spacious double wardrobes, and convenient access to a private en-suite. A generous window provides pleasant views over the front garden and driveway.

### En-Suite

5' 4" x 3' 7" (1.62m x 1.10m)

A well-appointed en-suite featuring a shower enclosure, stylish tiled flooring, and a sleek vanity unit with inset basin and mirrored cabinet for additional storage.





### **Double Bedroom**

10' 8" x 8' 0" (3.24m x 2.43m)

A well-proportioned double bedroom presented in neutral tones, benefiting from two built-in storage cupboards and a front-facing window that fills the room with natural light.

### **Family Bathroom**

6' 6" x 5' 7" (1.98m x 1.70m)

A beautifully appointed bathroom fitted with stylish floor tiles and partially tiled walls in a contemporary neutral palette. The suite includes a WC, bath with overhead shower, generous vanity storage, a sleek designer towel radiator, and modern downlighting.

### **Bedroom/Office**

8' 0" x 7' 8" (2.44m x 2.33m)

A spacious bedroom, currently utilised as a home office, featuring soft carpeting, neutral décor, and a rear-facing window overlooking the garden.







## REMAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes

[www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location](http://www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location)



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.