





This impressive family home is in an ideal locale close to local amenities. With tasteful finishes throughout and unrestricted parking, this home is ideal for many needs.

The location is ideal, within a short walk to St. John's Hospital. The local neighbourhood offers a variety of amenities. These include Toronto Primary School and Inveralmond Community High School, with St. Andrew's Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local shopping centre in Howden there is Day-To-Day Express and fast-food takeaway included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with 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 5-minute drive away. There are several pleasant walks locally along the river Almond with the Howden Park and the Howden Park Centre close-by.

#### **Vestibule**

Step into a bright and welcoming entrance vestibule, highlighted by a bold red front door with decorative textured glass panels. A sliding glass door and matching side panels allow an abundance of natural light to flood the space, creating a warm and airy feel, whilst still maintaining privacy. The area is finished with rich wood-style and red wall panelling, offering a cheerful and inviting first impression.

#### **Hallway**

This wooden front door is mainly glazed to provide a bright entrance. As you enter, you are greeted with neutral painted walls and laminate wood-effect flooring. An understairs storage cupboard, ceiling mounted downlights, a smoke detector, a radiator and power points are also provided. There are two smoke detectors as well

### Lounge

**6.757m x 3.265m (22'02" x 10'08")**

This spacious lounge offers a warm and welcoming atmosphere, ideal for both relaxing and entertaining. It features stylish wooden flooring in an elegant grid design and is flooded with natural light thanks to large windows and doors that lead into the conservatory and the garden. Tastefully decorated in warm, neutral tones, the space flows seamlessly into the adjoining dining area perfect for family living. The room is further enhanced by a combination of wall lights and ceiling lighting. Two radiators and generous space for a large table and chairs.

### Kitchen

**3.252m x 2.792m (10'08" x 09'01")**

This large room features a generous range of wall and floor-mounted units with classic white frontages. Decorated with soft, wallpapered walls, vinyl flooring and complemented by a co-ordinating worktop and a neutral tiled backsplash. A sliding door leads to the rear garden allow for an abundance of natural light, creating a bright and inviting cooking space. Included in the sale are a double electric oven, a four-ring gas hob, a cooker hood, slimline dishwasher and the larder fridge. With designated space for an under-counter washing machine and an upright fridge-freezer. The room also benefits from a ceiling light, a radiator and multiple power points for added practicality.

### Fourth Bedroom

**3.188m x 1.958m (10'05" x 06'05")**

Located on the ground floor, this inviting room is currently used as an office space. There is wood-effect laminate flooring and neutrally painted tones to the walls, offering a calm and comfortable space. A side-facing window allows natural light to flow in, further enhanced by ceiling lighting. The room also benefits from a radiator and multiple power points.



### **Conservatory**

**2.795m x 2.290m (09'02" x 08'06")**

This bright and airy conservatory provides a peaceful extension of the living space, bathed in natural light through its full-height windows and glazed roof. The room is finished with attractive wood-effect flooring and neutral painted walls, creating a calm and versatile setting. There is a radiator, power points and a wall-mounted light adding a soft evening glow, making this a comfortable space to enjoy all year-round.

### **Living Level Toilet**

**1.736m x 0.911m (05'08" x 02'11")**

This stylish room features a modern white suite, including a wall-mounted sink and a close-coupled toilet, with separate hose. The space is enhanced by sleek dark tiling with a decorative floral border, adding a touch of character and warmth to the bottom half of the room, with neutral tiling to the top. Additional features include a chrome towel radiator, a practical over-sink cabinet and a wall-mounted mirror that helps reflect light and create a sense of space.

### **Stairs and Landing**

A charming staircase with a graceful 180-degree turn leads to the upper level of the home. The stairs and landing are fully carpeted in a soft, neutral tone that enhances the warm and welcoming atmosphere. The upper hallway features neutral painted walls, complimented by attractive wooden panelling to the ceiling, adding character and a touch of rustic charm. A well-sized built-in storage cupboard offers excellent practicality on the landing, helping to keep the space tidy and organized. A window at the mid-landing level allows natural light to flow in, brightening the entire stairwell.



### Main Bedroom

**3.294m x 3.043m (10'07" x 09'11")**

The spacious room enjoys carpeted floor and is decorated in neutral tones to the walls, creating a peaceful and versatile space. A rear window allows in plenty of natural light, complemented by ceiling lighting for a bright and airy feel. Fitted with a double mirrored fronted wardrobe and an integrated cupboard. A radiator and multiple power points are included.

### Second Bedroom

**3.094m x 2.977m (10'01" x 09'09")**

With a feature painted wall and a window to the rear, this lovely bedroom is also equipped with a wooden laminate flooring, with power points all around the room. There is a tripled mirror wardrobe with sliding doors inside the lovely room. A light to the ceiling brightens this fabulous room with a radiator also supplied.

### Third Bedroom

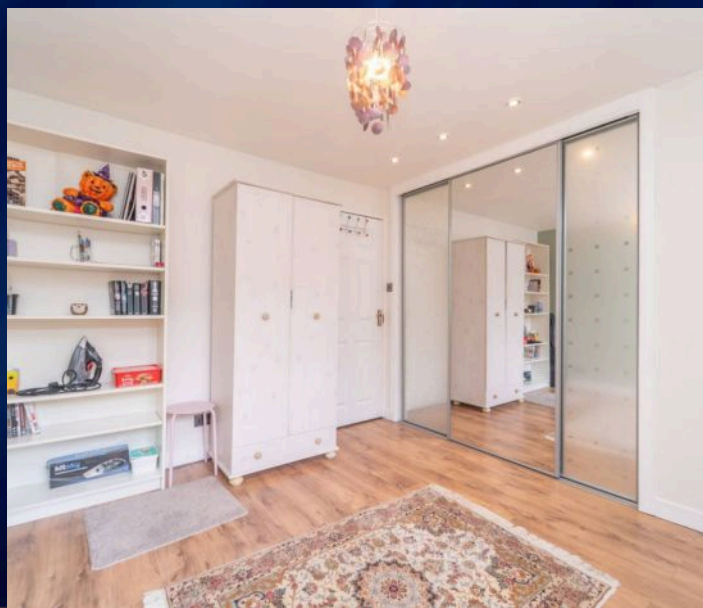
**3.161m x 2.690m (10'04" x 08'09")**

This lovely room features a triple mirrored wardrobe and neutral painted walls, creating a bright and spacious feel. A rear-facing window allows natural light to flow in, complemented by ceiling-mounted downlights for a modern touch. The room is fully carpeted and benefits from multiple power points throughout, as well as a radiator for added comfort.

### Family Bathroom

**2.328m x 1.868m (07'07" x 06'01")**

This modern, spacious room features a white three-piece suite, including a bath with a wall mounted shower, including a waterfall shower head plus additional handheld shower, a back-to-wall toilet and an inset sink, set within a vanity unit. The room is beautifully tiled in beige tiles on both the walls and floor. A window allows natural light to fill the space, while ceiling lighting enhances the bright and airy feel. Additional features include a chrome towel ladder radiator, a cabinet fixture attached to the wall and an extractor fan.



### **Garden**

The rear garden is a fantastic size and offers a peaceful, private outdoor space ideal for both relaxing and entertaining. It features a well-balanced mix of lawn, decorative gravel and decking areas, providing versatility and low-maintenance appeal. Enclosed by timber fencing for added privacy, the garden is framed with mature shrubs and trees that enhance the tranquil setting. With space for outdoor furniture, planting and more, this garden is perfect for families, gardeners, or anyone who enjoys spending time outdoors

### **Additional Items**

Tenure: Freehold. Council Tax Band: B

No factor fee.

All fitted floor coverings, window blinds and kitchen items mentioned 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

### **OFFERS**

All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Our office can be reached by telephone 01506 418555 or e-mail [info@remax-livingston.net](mailto:info@remax-livingston.net)

### **INTEREST**

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

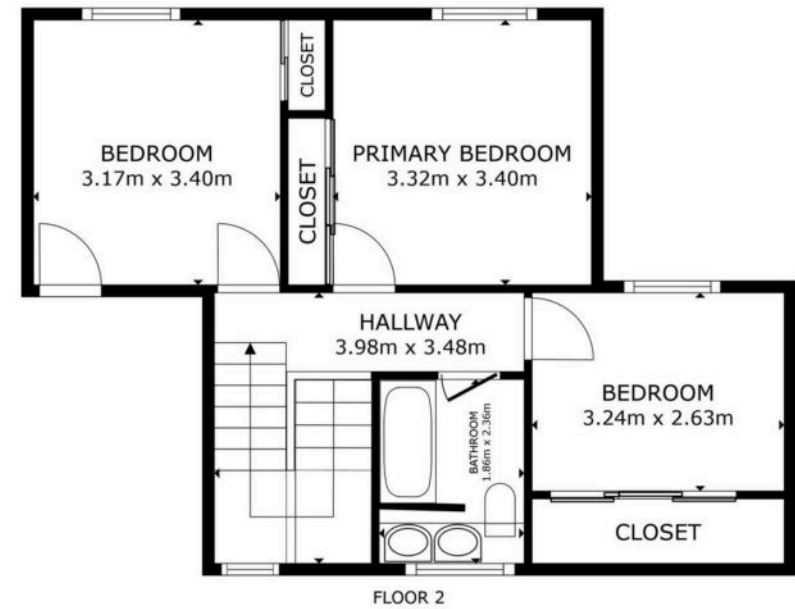
### **THINKING OF SELLING**

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.





GROSS INTERNAL AREA  
FLOOR 1 54.3 m<sup>2</sup> FLOOR 2 50.3 m<sup>2</sup>  
TOTAL: 104.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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