



**REMAX**  
Property

Waverley Crescent, Livingston, EH54 8JT  
Offers Over £254,999



### Beautifully Presented 3 Bedroom Semi-Detached Home in Sought-After Eliburn

Situated within the highly desirable Eliburn area of Livingston, this beautifully presented three-bedroom semi-detached home offers stylish and modern accommodation throughout. Finished to a high standard and presented in true move-in condition, the property combines contemporary interiors with generous living space, making it an ideal purchase for first-time buyers, couples and growing families alike. Erin Aitken and RE/MAX Property are delighted to bring this exceptional home to the market.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

**Eliburn North is a highly sought-after residential area in Livingston, renowned for its family-friendly atmosphere, excellent amenities and superb connectivity. With a variety of local shops, reputable schools, parks and leisure facilities close by, residents enjoy the perfect blend of convenience and lifestyle. The nearby Livingston Centre and Designer Outlet offer extensive retail and dining options, while excellent transport links, including the M8 motorway and nearby rail services, make commuting to Edinburgh and Glasgow effortless. Combining a strong sense of community with outstanding everyday amenities, Eliburn North remains one of Livingston's most desirable places to call home.**

### Entrance Hallway

6' 11" x 3' 3" (2.11m x 0.98m)

Entrance hallway with grey laminate flooring flowing throughout the ground floor and white painted walls. Ceiling spotlights provide ample lighting, with a radiator. Doors leading to the bedroom, kitchen, lounge and dining room, with stairs leading to the first floor.

### Kitchen

8' 8" x 8' 0" (2.64m x 2.45m)

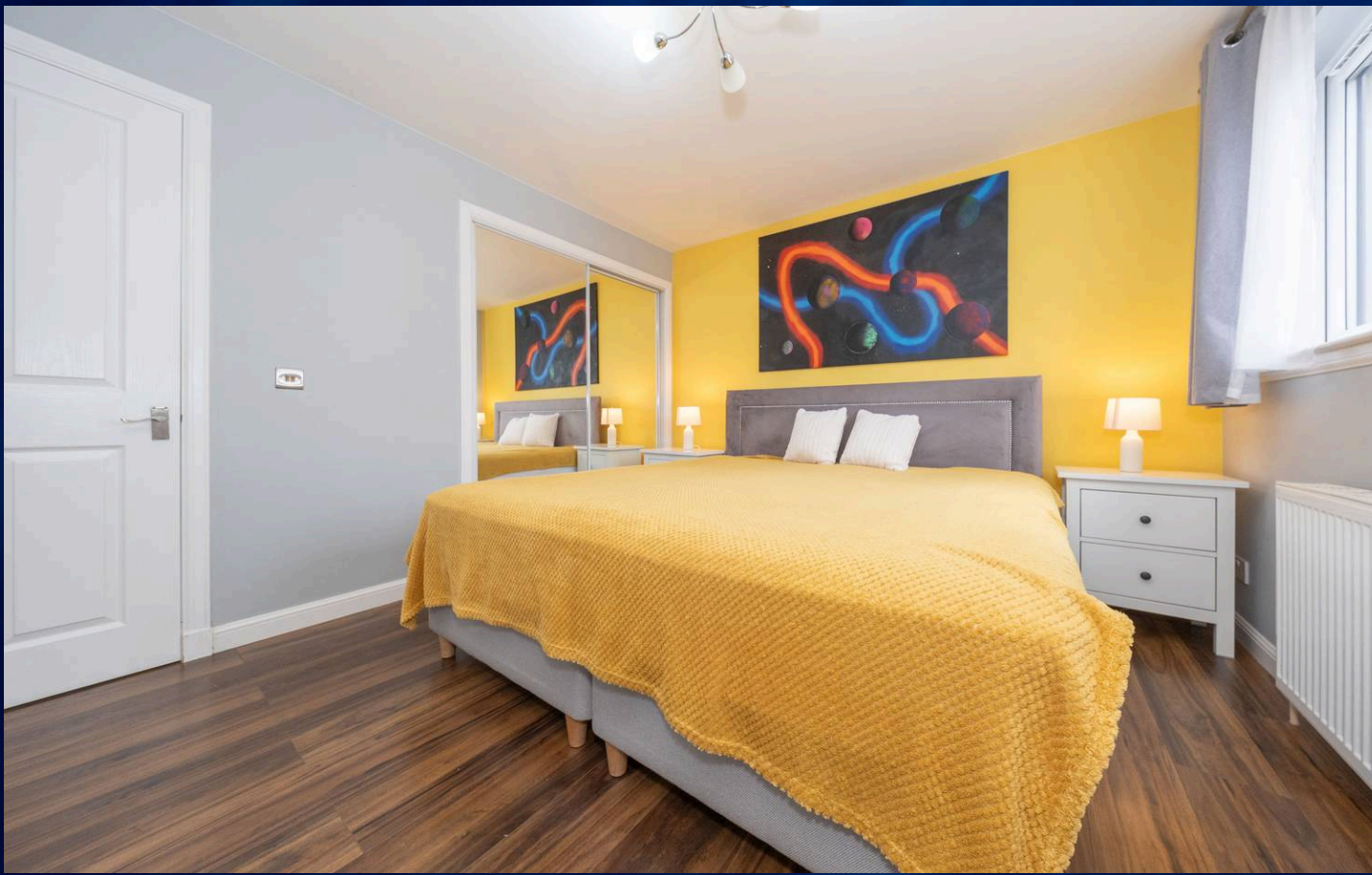
Modern fitted kitchen with a range of high-gloss grey wall and base units, complementary work surfaces and feature tiled splashback. Integrated fridge freezer, oven, dishwasher and induction hob with extractor above, creating a sleek and contemporary finish. Grey laminate flooring, ceiling spotlights and under-cabinet lighting throughout. Large window to the front allowing for plenty of natural light, with a black composite sink and pull-out mixer tap completing this stylish space.

### Lounge / Dining

21' 1" x 16' 4" (6.43m x 4.99m)

Spacious open-plan lounge and dining room with grey laminate flooring, neutral painted walls and a featured wallpaper grey wall. The dining area benefits from two hanging ceiling light fittings, with an additional ceiling light in the lounge area. Window to the front and patio doors to the rear allowing for plenty of natural light throughout. Useful under-stairs storage cupboard and stairs leading to the first floor. Two radiators. A fantastic space for both everyday living and entertaining.





#### **Downstairs WC**

4' 10" x 2' 11" (1.48m x 0.88m)

Modern downstairs WC comprising a low-level WC and wash hand basin with chrome mixer tap set within a charcoal grey vanity unit. Dark grey flooring, white painted walls and wall-mounted mirror cabinet. Floating display shelves and ceiling light. A useful addition to the ground floor accommodation.

#### **Downstairs Bedroom**

12' 3" x 7' 5" (3.73m x 2.25m)

Well-presented ground floor bedroom with grey laminate flooring and neutral painted walls. Large window to the front allowing for plenty of natural light and radiator below. Useful built-in storage cupboard housing the boiler, with additional wall-mounted display shelves. A versatile room suitable for use as a bedroom, home office or study.

#### **Upper landing / Hallway**

12' 5" x 6' 4" (3.78m x 1.93m)

Upper landing with grey fitted carpet continuing from the staircase and neutral painted walls. Five ceiling spotlights and radiator. Doors providing access to the bedrooms, family bathroom and useful storage cupboard.

#### **Principle Bedroom**

21' 1" x 10' 2" (6.43m x 3.11m)

Spacious principal bedroom with wood-effect laminate flooring, grey painted walls and a feature accent wall. Two windows to the front allowing for plenty of natural light and two radiators. Fitted mirrored wardrobes providing excellent storage, with two ceiling light fittings throughout. Generous floor space offering flexibility for additional furniture, dressing area or home working space. Door leading to the en-suite shower room.



### Bedroom Two

11' 9" x 10' 7" (3.59m x 3.23m)

Well-proportioned double bedroom with grey fitted carpet, neutral painted walls and a feature wallpapered wall. Large window to the rear allowing for plenty of natural light and radiator below. Fitted mirrored wardrobes providing excellent storage, with additional wall-mounted display shelves and ceiling spotlights. A bright and spacious bedroom with ample room for free-standing furniture.

### Family Bathroom

6' 4" x 6' 2" (1.94m x 1.88m)

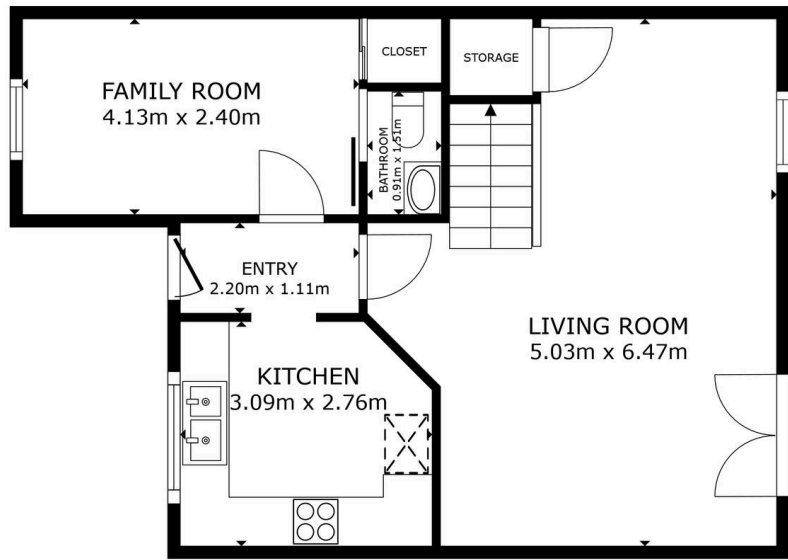
Modern family bathroom comprising a bath with rainfall shower head and separate handheld shower attachment with glass shower screen. Wash hand basin with chrome mixer tap and WC set within complementary wood-effect vanity units. Dark grey tiled flooring, contemporary wall tiling and heated chrome towel radiator. Opaque window to the rear allowing for natural light whilst maintaining privacy.

### Garden Room

9' 7" x 7' 4" (2.92m x 2.23m)

Versatile garden room featuring tiled flooring, white walls, recessed ceiling lighting and privacy-glazed window. A useful additional space ideal for a home office, gym, studio or hobby room.

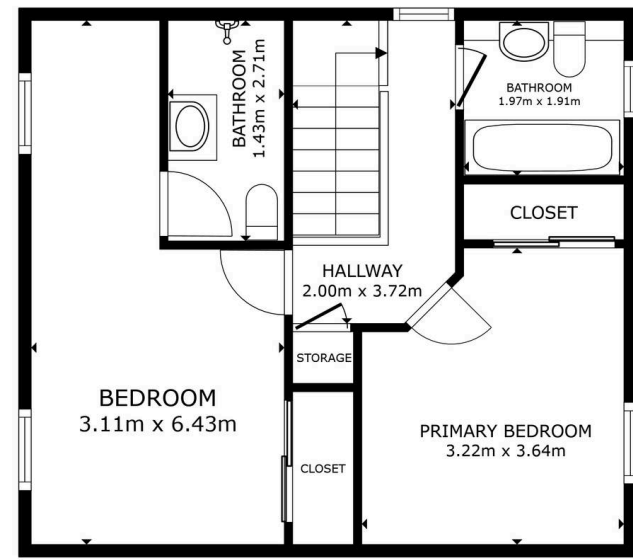




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 52.0 m<sup>2</sup> FLOOR 2 46.8 m<sup>2</sup>  
 TOTAL: 98.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 52.0 m<sup>2</sup> FLOOR 2 46.8 m<sup>2</sup>  
 TOTAL: 98.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

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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.