



24 Tantallon Gardens, Bellsquarry

Offers Over £399,000



24 Tantallon Gardens

Bellsquarry, Livingston

Spacious four-bedroom home in sought-after Bellsquarry Area with three reception rooms, conservatory, double garage, rear garden, and driveway. Requires some cosmetic updating.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

The dining room offers a warm and inviting setting, finished with soft carpet flooring and illuminated beautifully by a large front-facing window that fills the space with natural light. Double glass-panel doors create an elegant entrance, complemented by classic coving and a stylish centre feature light. Generous in size, this room easily accommodates free-standing furniture, making it a versatile space perfect for family meals or entertaining guests.

Hallway

The hallway sets a welcoming tone from the moment you step through the modern PVC front door, with stylish wood-effect laminate flooring and a central ceiling light enhancing the bright, open feel. Coving adds a touch of character, while the radiator ensures year-round comfort. A handy storage cupboard sits neatly beneath the stairs, ideal for keeping everyday essentials organised. From here, you have direct access to the living room, WC, dining room, kitchen and the upper level, making this a practical and well-connected space within the home.

Lounge

19' 0" x 11' 3" (5.79m x 3.44m)

The lounge is a bright and comfortable space, enhanced by a front-facing window that floods the room with natural light. Soft carpet flooring and a modern fireplace with a stylish mantel create a cosy, welcoming atmosphere, while two wall feature lights add an elegant touch. A radiator ensures year-round comfort, and the generous layout easily accommodates free-standing furniture. From here, double doors lead directly into the conservatory, offering a seamless flow and an ideal spot for relaxing or entertaining.

WC

6' 5" x 2' 11" (1.96m x 0.89m)

The WC is finished with stylish wood-effect laminate flooring and a central ceiling light, creating a bright and modern feel. A front-facing opaque window provides natural light while maintaining privacy. The space is fitted with a sleek vanity unit offering useful storage, complete with an integrated sink and mixer tap for a contemporary touch.





Kitchen/Breakfast Room

12' 2" x 11' 6" (3.70m x 3.51m)

The kitchen breakfast room is a bright space, finished with stylish wood-effect laminate flooring and illuminated by spotlights alongside under-cabinet lighting for a sleek, contemporary feel. Rear-facing windows bring in plenty of natural light, while a radiator ensures comfort throughout the year. Well-equipped for everyday cooking, the kitchen features a four-ring electric hob, double electric oven, extractor fan and a chrome sink with mixer tap. Integrated appliances include a fridge, freezer and dishwasher, complemented by generous cupboard storage, wine racks and ample workspace. With plenty of room for dining and direct access to the utility room, this kitchen offers both practicality and a welcoming hub for family life.

Conservatory

12' 4" x 9' 2" (3.75m x 2.79m)

The conservatory is a bright and relaxing space, featuring a glass roof that fills the room with natural light and warm wooden flooring underfoot. Two wall lights and a radiator make it comfortable throughout the year, creating an ideal spot for unwinding or entertaining. PVC double glass doors open directly onto the rear garden, offering a seamless transition between indoor and outdoor living.

Utility

8' 2" x 5' 9" (2.48m x 1.74m)

The utility room offers excellent practicality, complete with a chrome sink and mixer tap set into a functional work area. The wood-effect laminate flooring and central ceiling light keep the space bright and easy to maintain, while a radiator ensures comfort year-round. With a washing machine in place gifted by the owner with generous storage throughout, this room is ideal for keeping household tasks organised. A PVC door provides direct access to the rear garden, adding convenience to everyday living.

Stairs & Landing

The staircase and first-floor landing are fitted with carpet, creating a warm and comfortable feel. The spacious landing provides access to all four bedrooms, the family bathroom, and the attic space.





Bedroom One

10' 9" x 10' 9" (3.28m x 3.28m)

The generously sized principal bedroom enjoys a rear-facing window overlooking the garden, creating a bright and peaceful retreat. The room is finished with carpet flooring and benefits from a central ceiling light, radiator, and two good-sized fitted wardrobes, providing ample storage. An internal door leads directly to the modern en-suite shower room.

En Suite

8' 11" x 4' 1" (2.72m x 1.25m)

The en-suite shower room is well-appointed and features a rear-facing opaque window, allowing natural light while maintaining privacy. It is fitted with a vanity unit incorporating a wash hand basin with mixer tap and splashback tiling, a low-level WC, and a walk-in shower enclosure with a mains-fed shower. Additional features include vinyl flooring, recessed ceiling spotlights, and a chrome heated towel rail, creating a practical space.

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m)

A generously sized second bedroom featuring a front-facing window that provides plenty of natural light. The room benefits from carpet flooring, a central ceiling light, a radiator, and a double fitted wardrobe, offering excellent built-in storage.

Bedroom Three

9' 1" x 9' 9" (2.77m x 2.97m)

The third bedroom is another generously sized double room, featuring a rear-facing window that provides plenty of natural light. The room benefits from carpet flooring, a central ceiling light, a radiator, and double fitted wardrobes, offering excellent built-in storage.

Bedroom Four

10' 9" x 6' 10" (3.28m x 2.08m)

The fourth bedroom is an excellent-sized and versatile room, ideal as a guest bedroom, home office, or study. It features a front-facing window, carpet flooring, a central ceiling light, and a radiator, making it a bright and practical space to suit a variety of needs.





Family Bathroom

9' 0" x 6' 7" (2.74m x 2.01m)

The spacious family bathroom features a front-facing opaque window, allowing plenty of natural light while maintaining privacy. It is fitted with a vanity unit incorporating a wash hand basin with mixer tap, under-sink storage, and a low-level WC. The bathroom also benefits from a panelled bath with mixer taps and a convenient handheld shower attachment. Additional features include splashback tiling, a wall-mounted mirror, vinyl flooring, recessed ceiling spotlights, and a radiator, creating a practical family bathroom.





FRONT GARDEN

The front garden offers an attractive first impression, featuring a neat grass area paired with decorative stones for low-maintenance appeal. Two steps lead up to the front door, creating a charming entrance. A large driveway provides ample parking for several vehicles, while a convenient path runs alongside the property, giving easy access to the garage and a side gate leading through to the rear garden.

REAR GARDEN

A lovely, spacious, fully enclosed rear garden offering an excellent outdoor space to enjoy. Despite the addition of the conservatory, the garden remains generously sized, featuring a well-maintained lawn bordered by attractive shrubs and a mature tree that provides character and privacy. A neat patio area is perfect for outdoor dining or relaxing, while the side garden offers useful space for bins and additional storage. The garden is fully enclosed with gated access, making it ideal for children and pets. delightful outdoor space.

DRIVEWAY

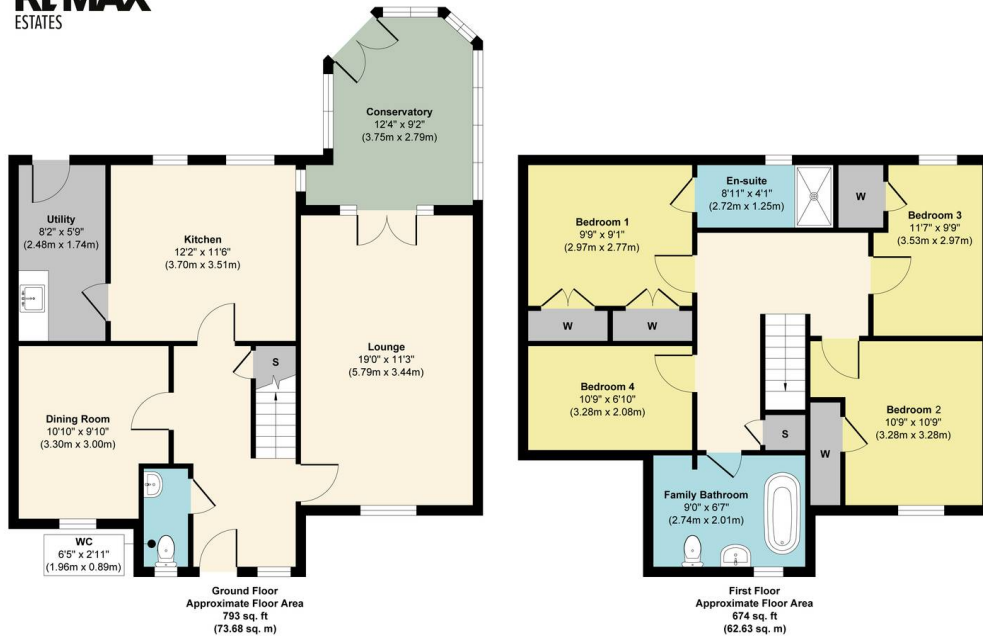
3 Parking Spaces

An impressive, expansive tarmac driveway sits to the front of the property and extends alongside the garage, providing ample off-street parking for several vehicles. Designed for low maintenance, it offers both practicality and an attractive first impression.

GARAGE

Double Garage





Approx. Gross Internal Floor Area 1467 sq. ft / 136.31 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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