

# 47 Foxknowe Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6TX



*Walk-in condition, modern home  
with garden and driveway*



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McEwan Fraser Legal is delighted to present Foxknowe Place to the market. Set within the ever-popular area of Elburn, this beautifully presented three-bedroom semi-detached home on Foxknowe Place is offered to the market in true walk-in condition, ideal for first-time buyers or those simply looking to unpack and enjoy. The property sits behind a neat front garden with driveway parking to the side.

# THE LIVING ROOM



Stepping through the smartly upgraded front door into the hallway, you're immediately met with a crisp, modern finish and neutral tones that continue throughout the home. On the left, the bright and spacious living room draws in natural light from the front-facing window, with a clean aesthetic, stylish flooring underfoot, and a sleek media wall that adds a contemporary touch.

# THE KITCHEN/DINER



Double doors lead you seamlessly into the heart of the home, a well-planned, open kitchen that blends functionality with style. Fitted with soft grey cabinetry, integrated appliances, and a generous breakfast bar, the space is lit beautifully with pendant and spot lighting. Patio access at the rear offers a natural flow to the back garden, making it ideal for entertaining or quiet outdoor evenings.





Back through the hall and up the stairs, a light-filled landing connects to all three bedrooms and the family shower room. The main bedroom sits to the front and features mirrored wardrobes, offering excellent built-in storage. Bedroom two includes a useful alcove with fitted shelving, while bedroom three is a compact single, perfect as a home office, nursery or dressing room.

Completing the home is a freshly renovated shower room with a modern suite, walk-in corner cubicle, and clean white finishes throughout.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



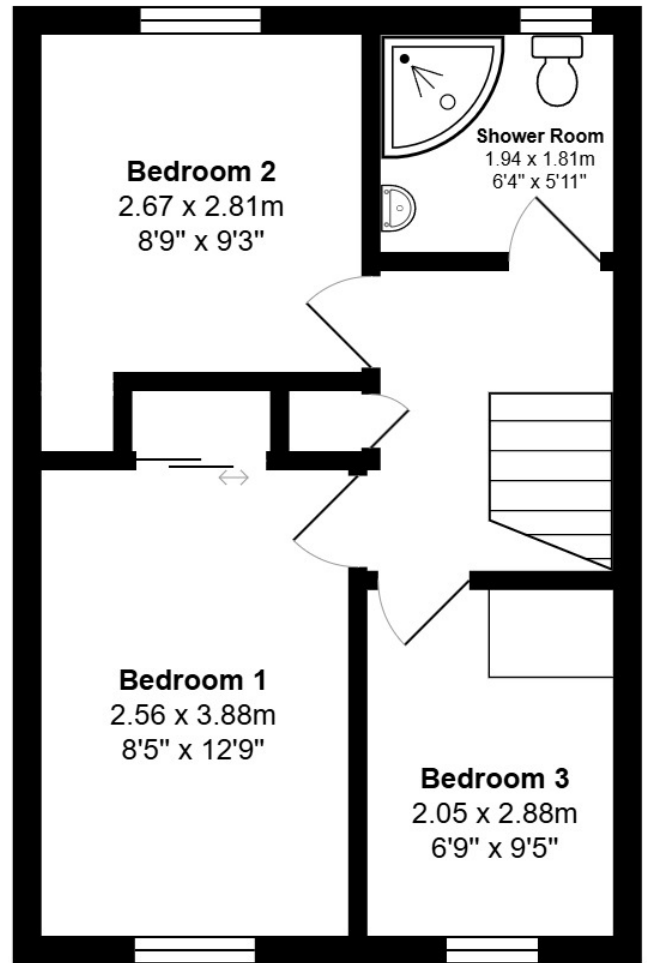
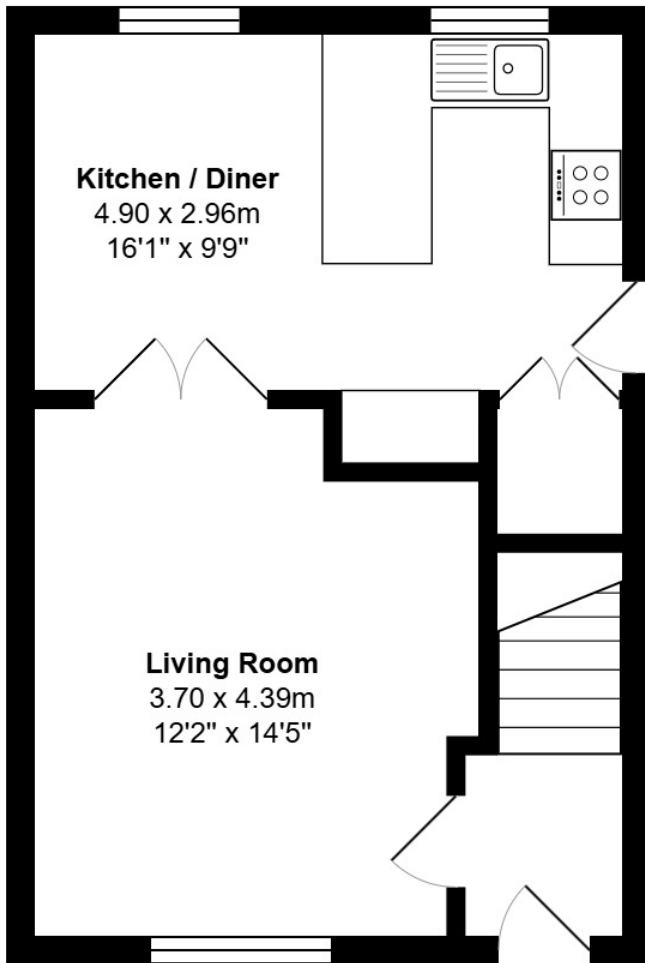
Externally, the property boasts a sizeable, low-maintenance rear garden offering a private, practical space to enjoy, along with the convenience of a driveway for off-street parking.

This is a property that's been thoughtfully styled, ready to welcome its next owner without a thing needing done. Early viewing is recommended.

# EXTERNALS

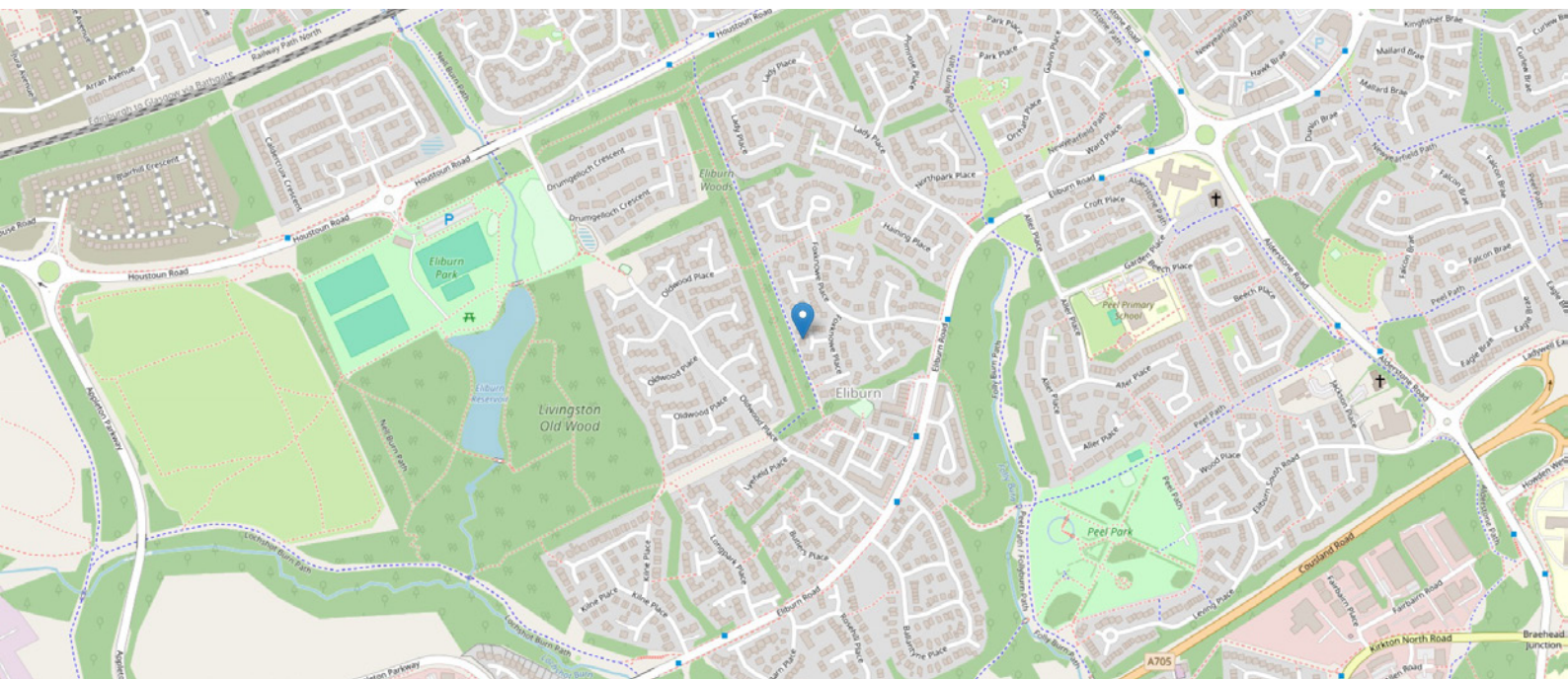


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Eliburn remains one of Livingston's most desirable neighbourhoods, offering a perfect blend of tranquillity, convenience, and community spirit. Tucked away amongst leafy residential streets and mature woodland, the area is ideal for those seeking a more peaceful setting without sacrificing access to everyday essentials. Families in particular are well catered for, with a selection of highly regarded schools nearby, including Peel Primary, St. John Ogilvie Primary and Deans Community High School, all of which enjoy strong reputations locally. There are also a number of childcare facilities and early learning centres within easy reach, making Eliburn a practical choice for growing families.





Outdoor enthusiasts will appreciate the abundance of green space right on the doorstep. Eliburn Park, with its large pond, play areas and scenic walking trails, offers a lovely setting for weekend strolls or summer picnics. The adjacent reservoir is popular for dog walkers and nature lovers alike, adding to the area's relaxed, semi-rural feel. Despite its peaceful surroundings, Eliburn is exceptionally well connected. Livingston North train station is just a short distance away, providing regular rail services to both Edinburgh and Glasgow, ideal for commuters. The nearby M8 motorway and A71 make road travel simple, while Edinburgh Airport can be reached in around twenty minutes by car.

The area also benefits from easy access to excellent shopping and leisure facilities. A short drive brings you to The Centre Livingston and Livingston Designer Outlet, both offering a wide range of high street brands, restaurants, supermarkets, and entertainment options.

All in all, Eliburn continues to be a firm favourite with first-time buyers, families, and professionals alike, thanks to its strong transport links, great local amenities, and an unbeatable sense of calm just minutes from the heart of town.



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