

# 14 Pitcapple Gardens

BELLSQUARRY, LIVINGSTON, WEST LOTHIAN, EH54 9HW



*AN IMMACULATE FOUR-BEDROOM  
DETACHED EXECUTIVE VILLA*



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McEwan Fraser Legal is delighted to present 14 Pitcaple Gardens to the market. Situated in the exclusive development of a private, secluded and in the highly desirable village of Bellsquarry, this executive detached villa offers spacious and refined living.

Enjoying a prime position within Pitcaple Gardens, originally constructed by Bryant Homes, this impressive property benefits from its tranquil setting adjacent to Bellsquarry Birchwood. The area is renowned for its beautiful mature woodland, picturesque scenery, and abundant wildlife, making it a particularly sought-after location for families and professionals alike.

*“...the property’s attractive stone exterior, well-maintained lawns, and double garage create instant kerb appeal...”*

## THE PROPERTY

Upon arrival, the property’s attractive stone exterior, well-maintained lawns, and double garage create instant kerb appeal.

Internally, the welcoming entrance hall sets a tasteful tone, opening to a generously sized lounge featuring French doors leading out onto the private patio, perfect for entertaining or relaxing.

Adjacent, the property offers additional versatility with a formal dining room currently being used as a spacious home office, benefiting from abundant natural light.









## KITCHEN/ DINER

At the heart of the home lies the stunning kitchen-dining room, thoughtfully designed with contemporary cabinetry, stylish wooden worktops, and a central island. The breakfasting area enjoys a delightful sunroom-style extension, with large windows and a glazed roof flooding the space with natural light, bringing the outdoors in.

Completing the ground floor layout is a convenient cloakroom/WC finished to a high standard.





## BEDROOMS & BATHROOMS

Moving upstairs, the airy landing provides access to the luxurious principal bedroom suite which is an outstanding feature of the home. Comprising a spacious bedroom, an extensive walk-in dressing room with custom-built wardrobes it leads nicely to the well-appointed en-suite. The en-suite bathroom boasts both a free-standing bathtub and large walk-in shower, complemented by tasteful contemporary fittings - a perfect retreat for relaxation.

The second bedroom is another generously proportioned room benefiting from large built-in wardrobes and its own stylish en-suite shower room, providing an excellent guest suite or teenager's space. Bedrooms three and four are also comfortably sized double rooms, each featuring convenient fitted storage.

The family bathroom is beautifully tiled, fitted to a very high standard, and equipped with a luxurious free-standing bath. There is also a separate spacious shower, and contemporary fixtures throughout.



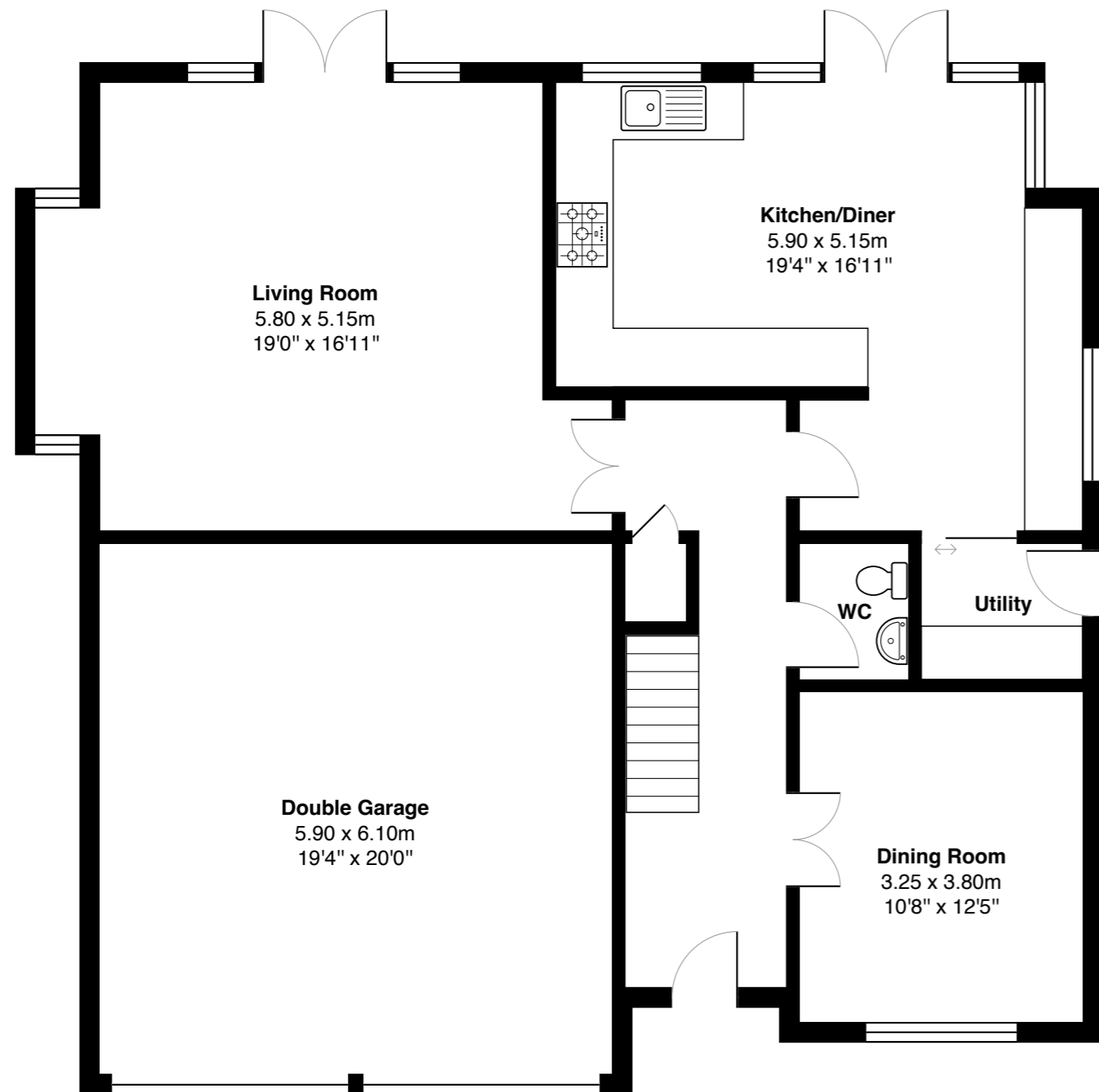




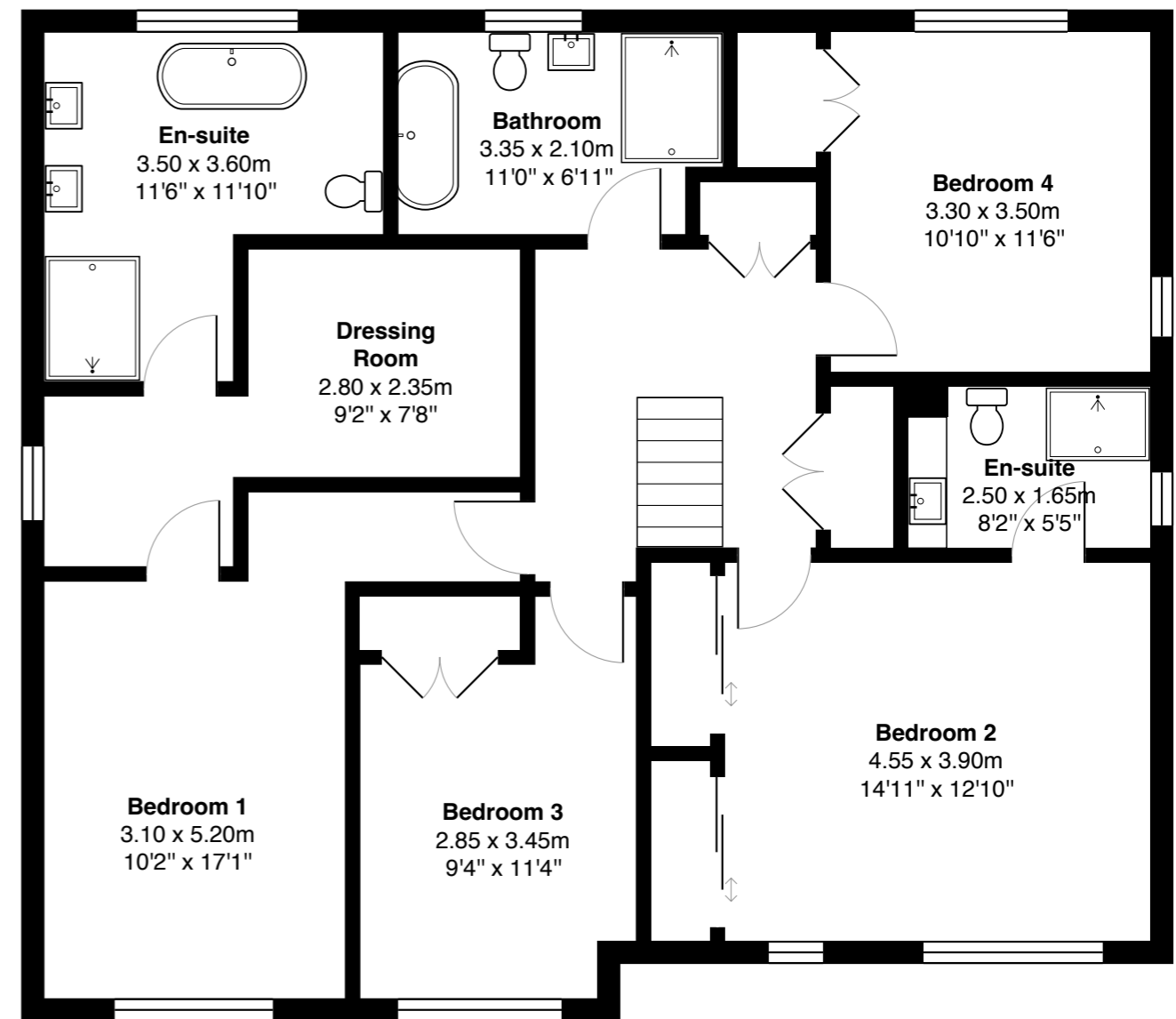








Gross internal floor area (m<sup>2</sup>): 195m<sup>2</sup>  
EPC Rating: C



*“...offering a lawn area and large patio ideal for outdoor entertaining, barbecues, and family gatherings...”*

## THE EXTERIOR

Externally, the rear garden is landscaped and private, offering a lawn area and large patio ideal for outdoor entertaining, barbecues, and family gatherings, with mature borders and screening ensuring privacy.







## THE LOCATION

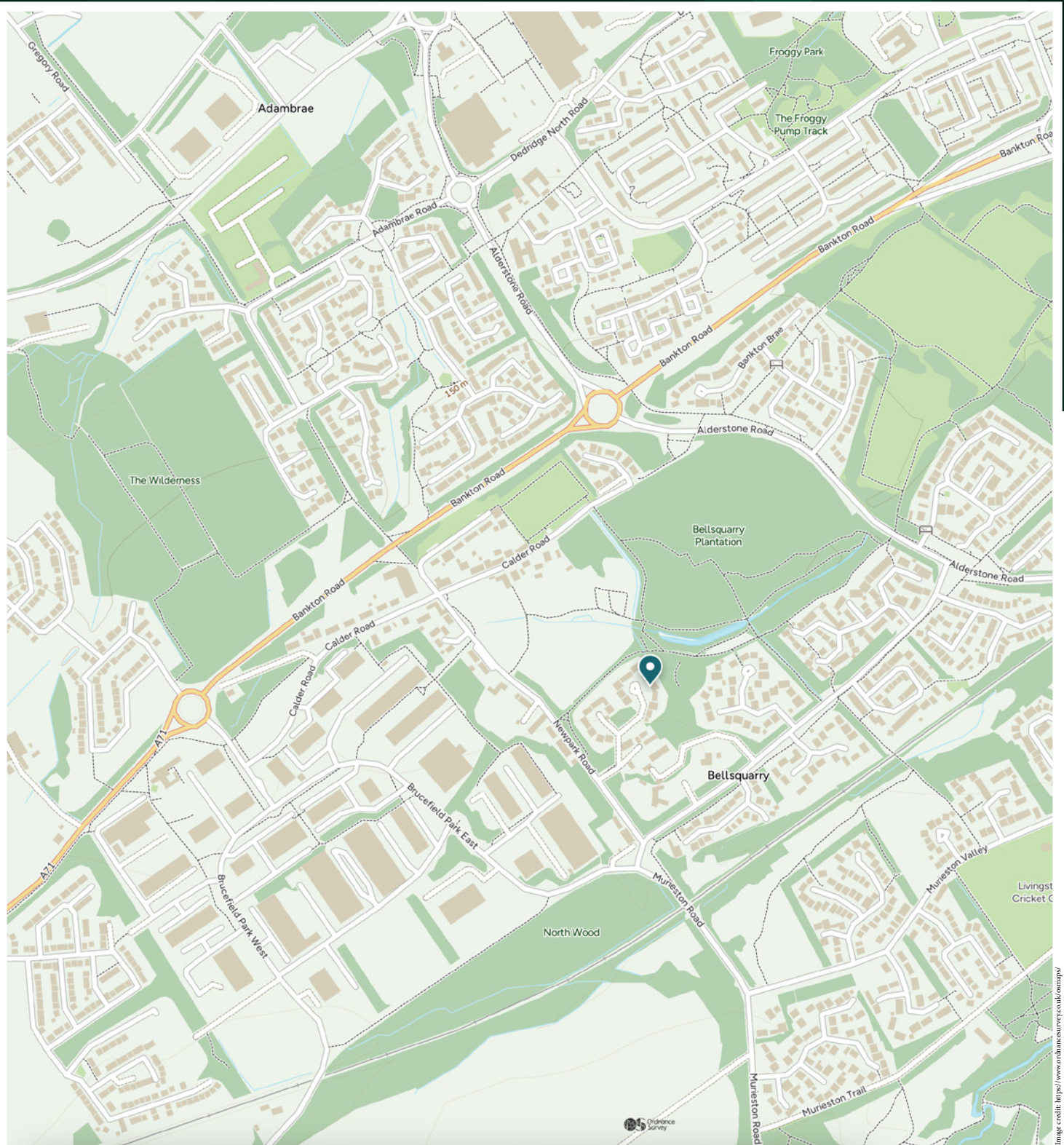
Nestled on the southern outskirts of Livingston, Bellsquarry is a picturesque and highly desirable village that effortlessly combines rural charm with modern convenience. Known for its welcoming community, this peaceful enclave is characterised by lush greenery, tranquil woodlands, and scenic walking routes, offering residents an idyllic retreat and a delightful haven for nature enthusiasts. The area is particularly loved for Bellsquarry Birchwood, a mature woodland brimming with local wildlife, providing wonderful opportunities for family walks, cycling, and outdoor exploration throughout the seasons.

Despite its tranquil countryside feel, Bellsquarry enjoys outstanding connectivity. Livingston town centre, with its extensive selection of shopping facilities, restaurants, cafés, and leisure amenities, is just a short distance away. Families will appreciate the selection of reputable local schools, with primary and secondary education facilities conveniently accessible. Commuters will find the location especially attractive thanks to excellent transport links, including nearby motorway networks and frequent rail services offering swift connections to both Edinburgh and Glasgow.

Combining rural tranquillity with urban practicality, Bellsquarry truly offers the best of both worlds, making it the perfect setting for families, professionals, and those looking to enjoy a quieter pace of life while staying connected to all essential amenities.







# McEwan Fraser Legal

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