

12 Limefield Avenue

POLBETH, WEST LOTHIAN, EH55 8UJ



*EXTENSIVELY UPGRADED 2/3 BEDROOM SEMI
DETACHED HOME PRESENTED IN TRUE WALK IN STYLE*



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McEwan Fraser Legal is delighted to present Limefield Avenue to the market. Number 12 is an exceptional semi-detached family home which has been extensively modernised and thoughtfully reimaged by the current owners. This truly unique property seamlessly blends contemporary finishes with character features, intelligent design and high-quality craftsmanship throughout. Every element has been carefully considered, creating a home that is ready for immediate occupation while offering flexible accommodation to suit modern family life.

Stepping inside, a welcoming entrance hall immediately showcases the quality and attention to detail found throughout the property. The generous living room is both warm and inviting, centred around a contemporary Arada wood-burning stove that creates a wonderful focal point. Rich engineered oak flooring, bespoke feature shelving and tasteful décor combine to create a space that is equally suited to relaxing evenings or entertaining family and friends.





Flowing effortlessly from the living room, the impressive open-plan dining kitchen is undoubtedly the heart of the home. With quality worktops, integrated appliances and integrated sound system, this outstanding space has been designed with both practicality and style in mind. Natural light floods the room through the large roof lantern and rear-facing windows, while underfloor heating provides exceptional comfort throughout the seasons. The adjoining dining area, complete with an exposed brick feature wall, creates the perfect setting for family meals and entertaining alike.





The ground floor also offers a spacious double bedroom, beautifully presented and complete with underfloor heating, making it ideal for guests, multi-generational living, or anyone seeking flexible single-level accommodation.

Completing the ground floor is a luxurious family bathroom finished to an exceptional standard, featuring a Carron bath, Grohe thermostatic shower, Grohe Sensia Arena smart bidet toilet, integrated sound system, heated towel rail and electric underfloor heating, creating a truly spa-inspired feel.

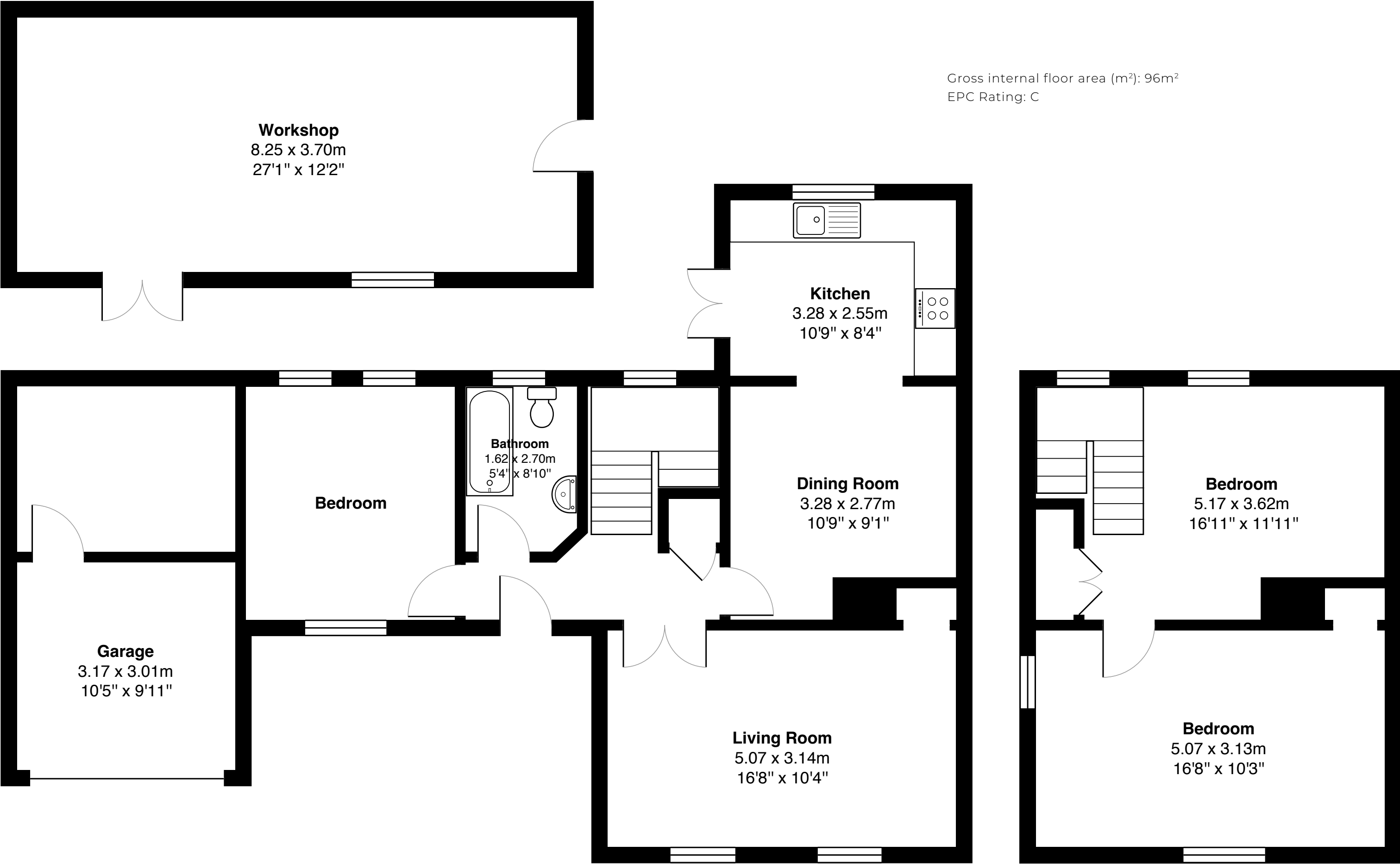




Ascending the staircase, the first floor continues to impress. The principal bedroom is a generous and tranquil double, offering ample space for a full range of furniture and finished in calming neutral tones. There is a large cupboard with easy access to a boarded loft offering extra storage options.

The third bedroom is undoubtedly one of the home's most distinctive features. Thoughtfully designed with an adjoining mezzanine level, this unique space offers exceptional versatility to suit a variety of lifestyles. Whether utilised as an additional sleeping area, home office, reading nook, games room or creative studio, the mezzanine provides valuable extra living space that can easily adapt as your needs change.







Externally, the property is equally impressive. The generous rear garden has been beautifully landscaped to create a private outdoor sanctuary, with a substantial lawn providing plenty of space for families to enjoy. A superb covered outdoor entertaining area, complete with a wood-burning stove, allows for year-round enjoyment, while a detached workshop with power and lighting offers excellent space for hobbies, storage or DIY projects. The garage has been adapted as a home gym but continues to provide excellent storage potential, and the large monoblock driveway to the front comfortably accommodates multiple vehicles.

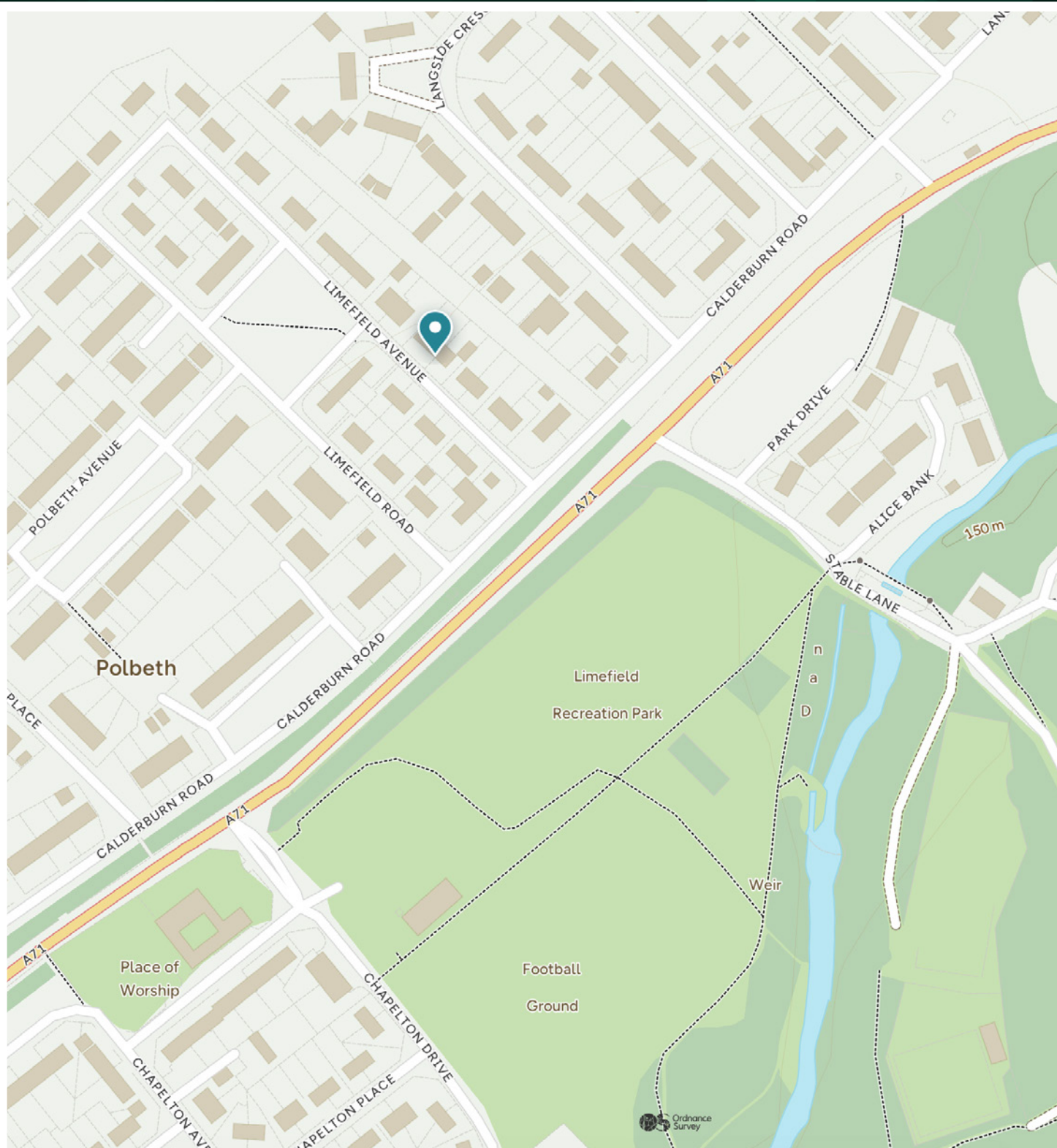
Combining outstanding presentation, versatile accommodation and an exceptional specification rarely found within homes of this style, this remarkable property offers an opportunity for the next owners to simply move in and enjoy. Early viewing is highly recommended to fully appreciate the quality, flexibility and lifestyle this superb home has to offer.



Situated in a popular and well-established residential area, the property enjoys an excellent balance of peaceful family living and everyday convenience. A wide range of local amenities are available within easy reach, including supermarkets, independent retailers, cafés, restaurants and leisure facilities, while nearby Livingston offers an extensive choice of high street shopping, retail parks and entertainment options. Families are particularly well catered for with highly regarded primary and secondary schooling nearby, together with a wealth of parks, recreational facilities and scenic countryside walks.

The area is exceptionally well connected for commuters, with excellent road links providing straightforward access to the A71, M8 motorway and Scotland's central motorway network. Regular public transport services and nearby railway stations offer convenient connections to both Edinburgh and Glasgow, making this an ideal location for those travelling further afield. The ever-popular Five Sisters Zoo is also just a short distance away, providing a fantastic family attraction right on the doorstep.

Combining excellent amenities, superb transport links and an enviable setting, this is a location that continues to prove highly desirable with families and professionals alike.



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