

16 Ballantyne Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6TG



*DETACHED FAMILY 3 BED HOME WITH DRIVEWAY
AND GARAGE IN SOUGHT AFTER LOCATION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Ballantyne Place. Number 16 is a well-presented three-bedroom detached family home, occupying a generous corner plot within a quiet and highly desirable residential development. Offering bright and spacious accommodation, contemporary décor throughout and a flexible layout ideally suited to modern family life, this impressive home is presented in genuine walk-in condition and is ready for immediate occupation.

Stepping inside, a welcoming entrance hall creates an excellent first impression, with neutral décor, quality flooring and a bright, airy feel continuing throughout the ground floor. The spacious lounge is a superb reception room, benefiting from generous proportions and an abundance of natural light from dual aspects. French doors provide a seamless connection to the rear garden, creating an ideal setting for both everyday family living and entertaining guests throughout the year.





Positioned to the front of the property, the stylish dining kitchen has been thoughtfully designed with a comprehensive range of modern wall and floor-mounted units complemented by generous worktop space and integrated appliances. There is ample room for family dining, while large windows allow natural light to flood the space, creating a bright and welcoming environment for cooking, dining and socialising.

Completing the ground floor is a convenient cloakroom fitted with a modern two-piece suite, together with useful under-stair storage.

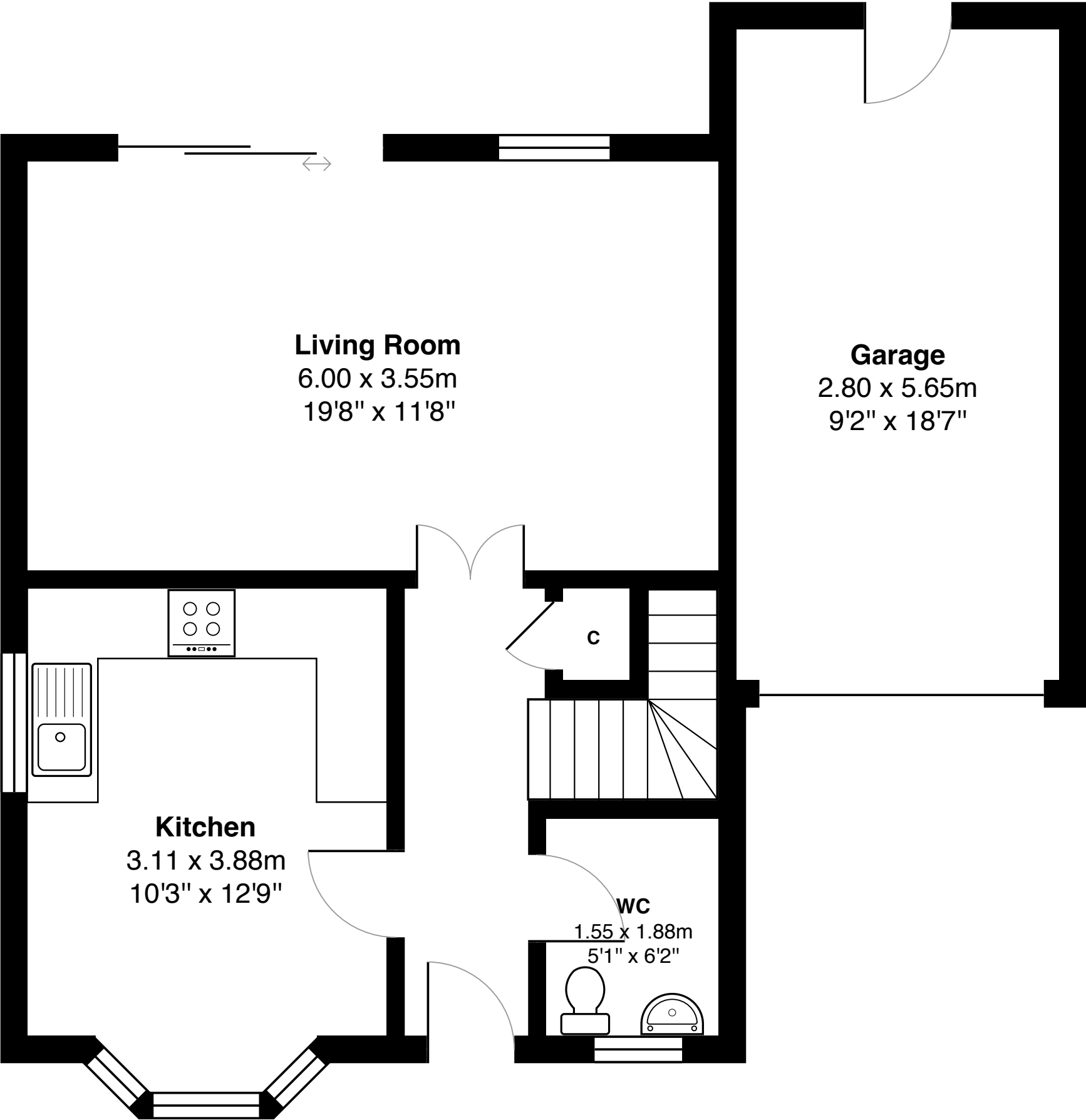


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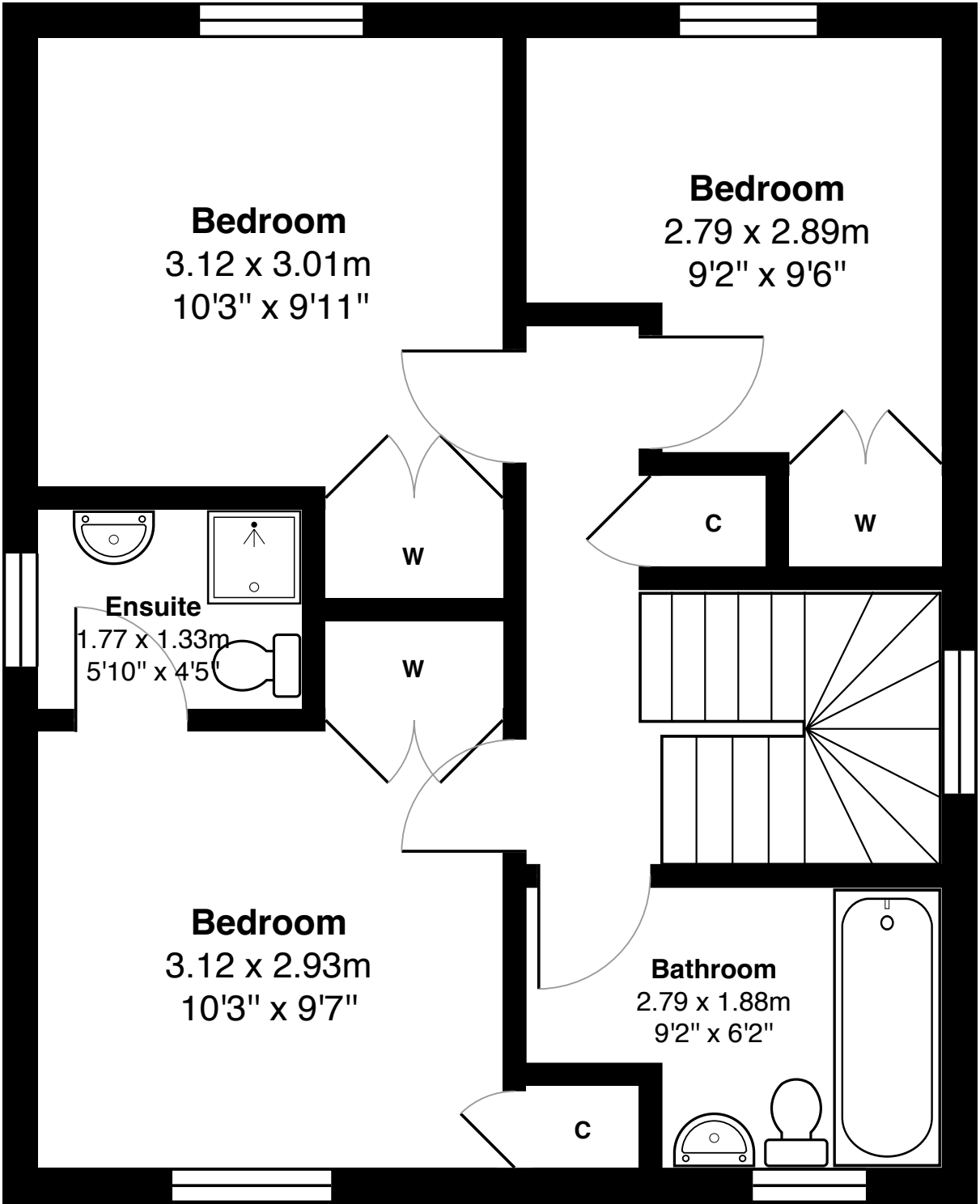


Ascending to the first floor, the generous principal bedroom enjoys a peaceful position overlooking the front of the property and benefits from fitted wardrobes together with a contemporary en-suite shower room. Bedroom two is another excellent double room offering generous proportions and attractive décor, while bedroom three provides further versatile accommodation, equally suited as a child's bedroom, guest room or dedicated home office. The family bathroom is finished with a modern three-piece suite incorporating a bath with overhead shower and contemporary tiling.





Gross internal floor area (m²): 91m²
EPC Rating: C





Externally, the property occupies an enviable corner plot with gardens extending to the front, side and rear. The enclosed rear garden offers an excellent level of privacy and provides the perfect space for children to play, outdoor entertaining or simply relaxing during the warmer months. A driveway and detached garage provide excellent off-street parking together with additional storage.

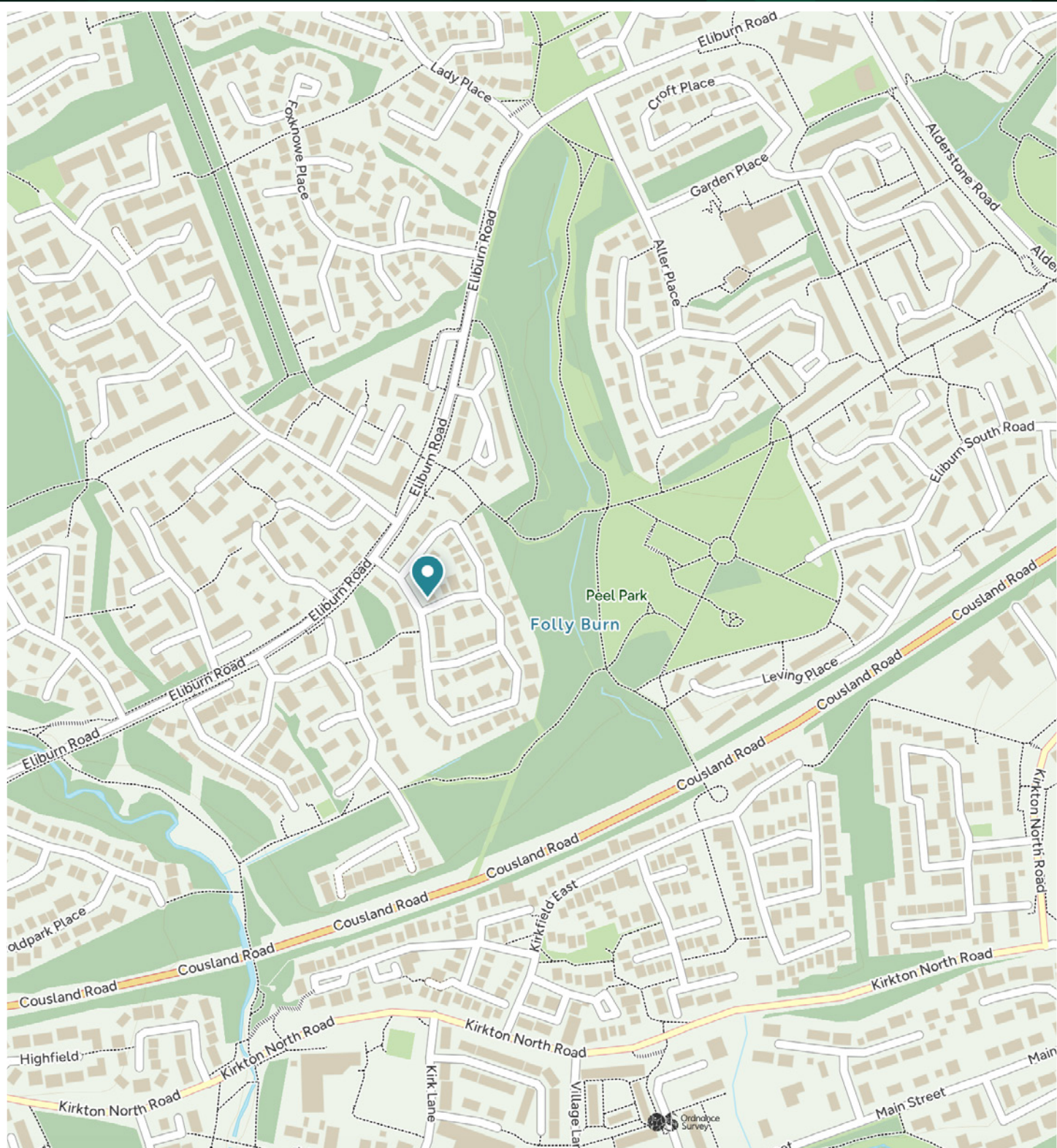
Further benefits include gas central heating, double glazing and excellent storage throughout.

Beautifully maintained and tastefully presented, this exceptional detached home combines generous family accommodation with a sought-after location and is sure to appeal to a wide range of buyers.



Eliburn is one of Livingston's most desirable neighbourhoods, offering tranquillity, convenience, and community spirit among leafy streets and mature woodland. Families are well catered for with highly regarded schools nearby, including Peel Primary, St. John Ogilvie Primary, and Deans Community High School. Outdoor enthusiasts will appreciate Eliburn Park with its pond, play areas, and walking trails, while the adjacent reservoir is popular with dog walkers. Despite its peaceful setting, Eliburn is exceptionally well connected. Livingston North train station provides regular services to Edinburgh and Glasgow, the M8 and A71 offer easy road travel, and Edinburgh Airport is around twenty minutes by car.

Excellent shopping and leisure are close at hand, with The Centre Livingston and Livingston Designer Outlet offering high street brands, restaurants, and supermarkets. Eliburn remains a firm favourite with first-time buyers, families, and professionals alike, thanks to strong transport links, great local amenities, and an unbeatable sense of calm just minutes from the town centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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