

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6TU

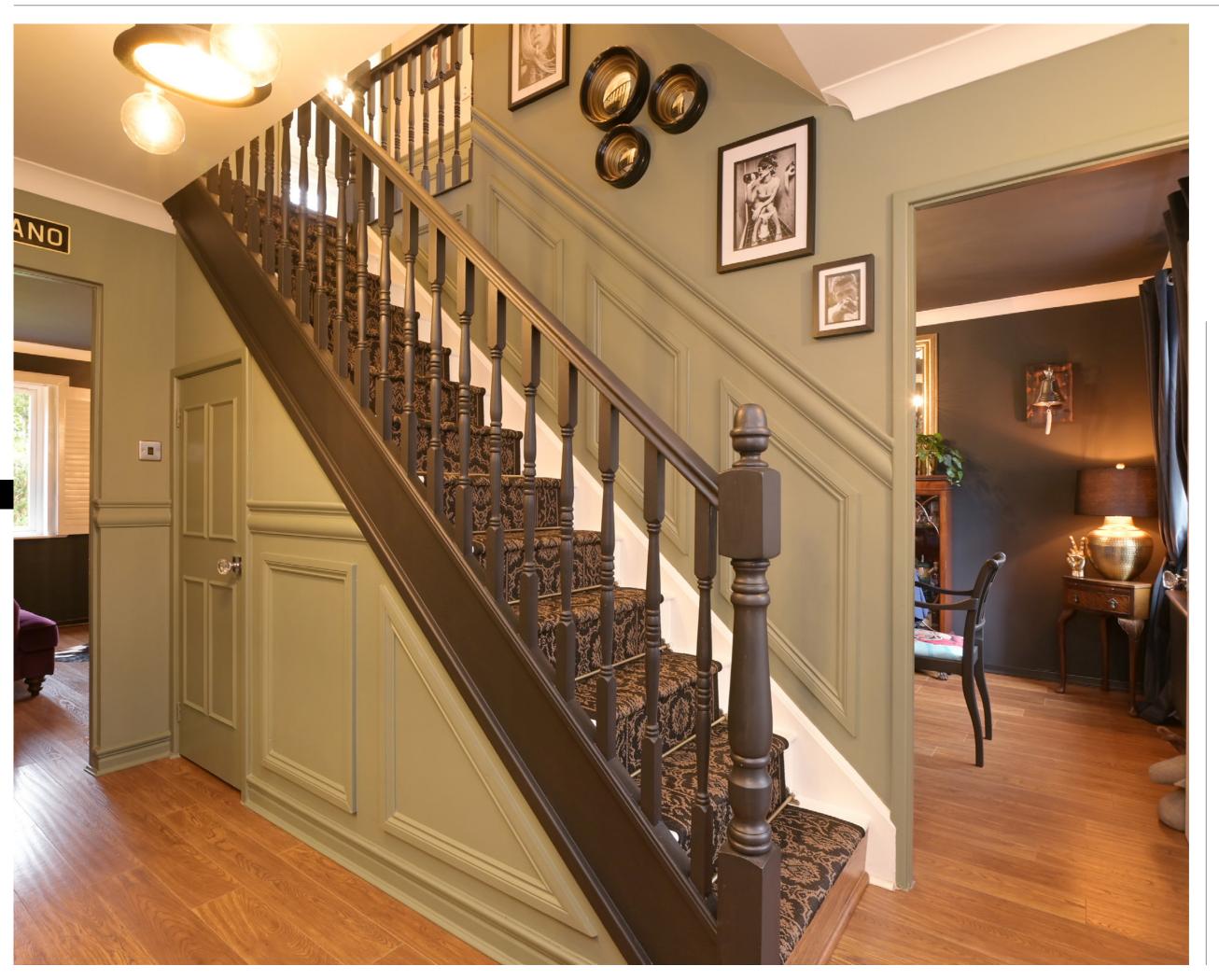


CHARMING FOUR-BEDROOM DETACHED HOME









The entrance is a true focal point, featuring a spacious porch framed by large windows that fill the hallway with natural light. A pastel green front door, set within glass panelling, offers a bright and inviting welcome, perfectly matching the pastel green double garage door on the left, creating a harmonious and stylish look. The front garden is immaculately maintained, with a paved driveway leading up to the house and a lush green lawn, providing a simple yet attractive approach to the property.

Upon entering, the hallway is bathed in natural light from the overhead and side glass panels. Elegantly decorated with panelling, this inviting space features a staircase with a stylish runner held by brass rods, setting the tone for the home's cosy yet modern feel. The hallway provides access to the kitchen, utility room, WC, lounge, dining room, family room/5th bedroom, and stairs to the upper floor.





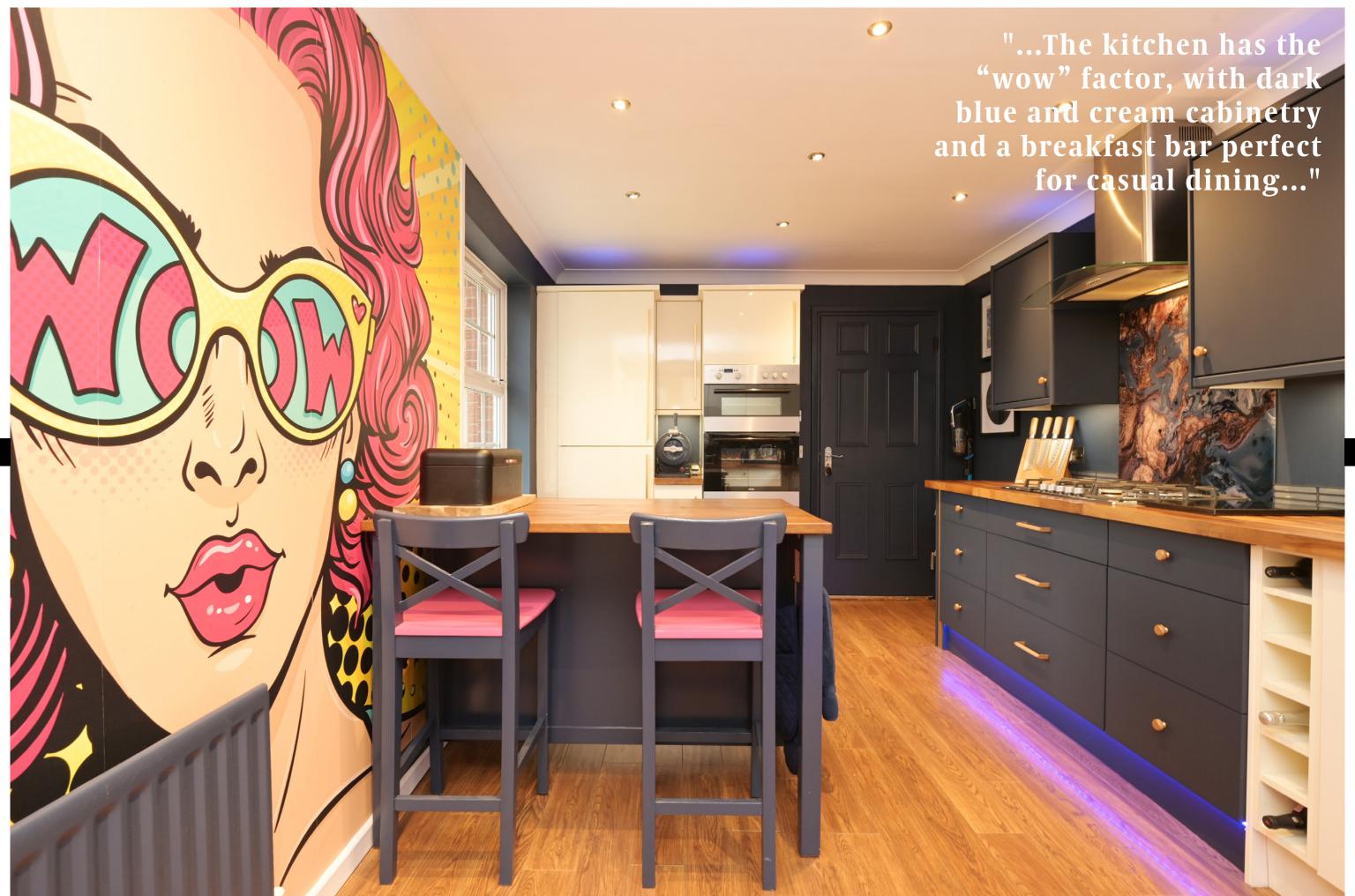






The kitchen has the "wow" factor, with dark blue and cream cabinetry and a breakfast bar perfect for casual dining. A stylish feature wall adds personality, while the double oven, gas hob with a marbleeffect splashback, and extractor hood provide both functionality and flair. Integrated appliances, including a fridge, freezer, and dishwasher, contribute to the kitchen's streamlined appearance, and the solid walnut worktop enhances the luxurious feel.

In the utility room, this generous space offers both functionality and style, featuring a Belfast-style sink inlaid in a solid oak worktop. With ample storage and a charming pastel theme, it's a practical and attractive addition to the home.













The lounge, a welcoming centre of the home, is spacious yet cosy, featuring shutter-style window coverings that lend a chic touch. A stunning bioethanol fireplace serves as a highlight, enhancing the room's appeal. French doors connect the lounge to the dining room, creating a seamless flow perfect for family gatherings and entertaining. The dining room is tastefully decorated, providing an inviting space for meals, with access from both the lounge and hallway. The family room/5th bedroom on the ground floor offers flexibility to suit various needs.















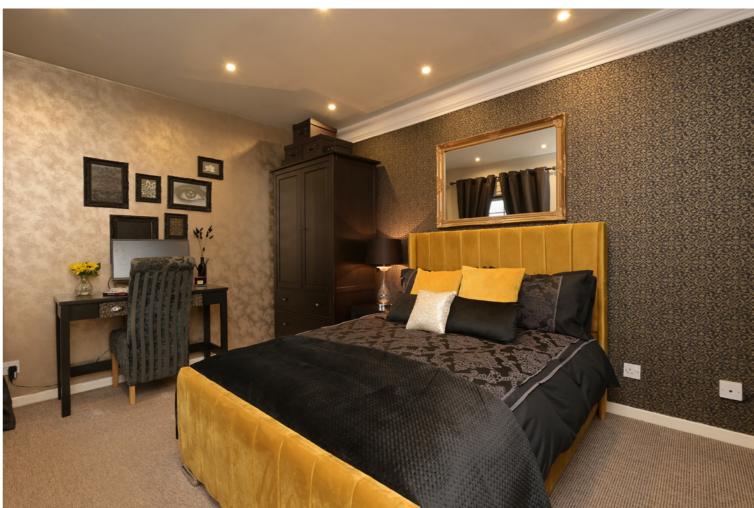






Upstairs, the home offers four generously sized double bedrooms, each with fitted wardrobes to maximise storage and maintain the property's clean, streamlined aesthetic. The master bedroom includes an ensuite with a three-piece suite, featuring a shower bath for added comfort. Completing the upper floor is the family bathroom, furnished with modern fixtures and fittings.









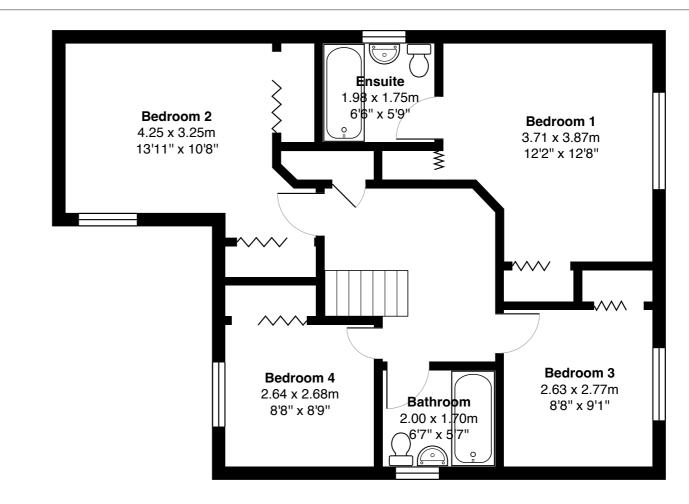




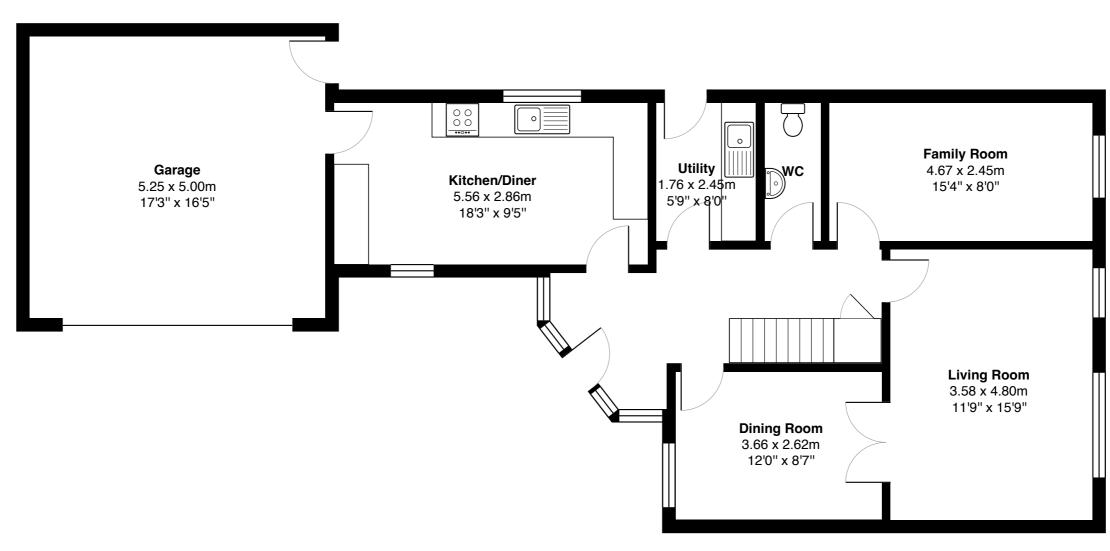








Gross internal floor area (m²): 134m² EPC Rating: C













The private, south-west-facing rear garden is an excellent space for relaxation. It features a monoblock area ideal for outdoor seating, a well-maintained lawn, and a sunny spot perfect for morning coffee. As this is a corner plot, the garden is not overlooked. There is also a feature pond, which can be easily transformed into planters if preferred, allowing for customisation.

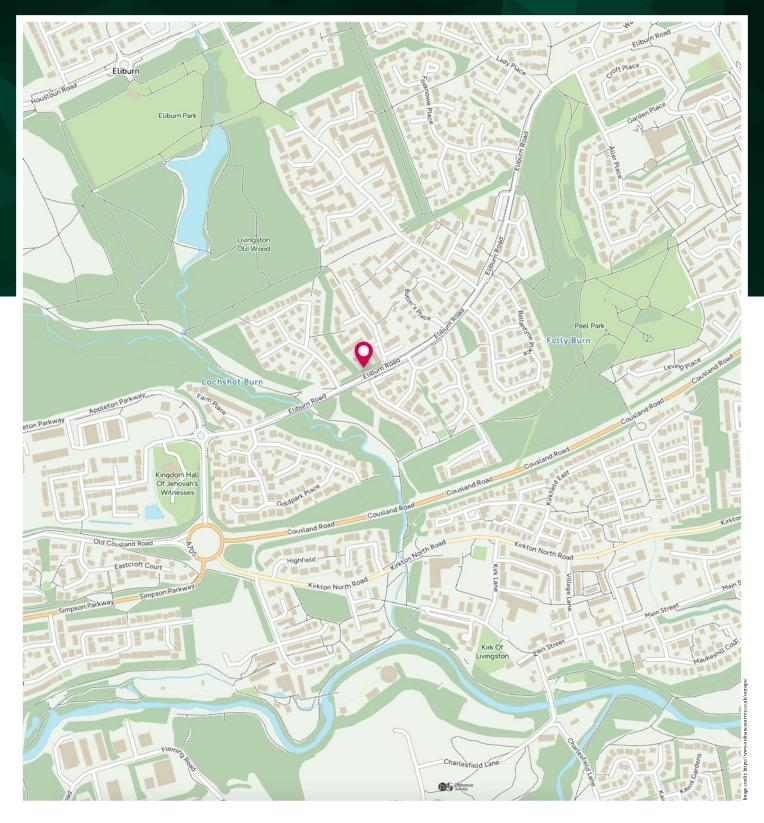
Overall, this property is an exemplary blend of traditional and modern styling, finished to a high standard throughout. With a family-friendly layout, a lot of storage, and versatile spaces, it is an exceptional choice for anyone seeking both comfort and character in a contemporary family home.



Residents enjoy easy access to a range of local amenities, including shops, schools, and parks, making daily life both convenient and enjoyable. The nearby Eliburn Park provides picturesque green spaces, perfect for leisurely strolls, picnics, and outdoor activities.

Eliburn is well-connected to major transport links, including the M8 motorway, which makes commuting to Edinburgh and Glasgow straightforward. The area is also served by local bus routes and a nearby train station, ensuring that residents can easily access the wider region.

With a variety of housing options, excellent schools, and a strong sense of community, Eliburn is a sought-after location for those looking to enjoy the benefits of suburban living while remaining close to the vibrant amenities of Livingston.





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