

160 Oldwood Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6UX



IMMACULATE 2-BED HOME WITH MODERN UPDATES, TRANQUIL GARDEN & DOUBLE DRIVEWAY



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Oldwood Place to the market. This stunning two-bedroom semi-detached home is a true gem, presented in immaculate walk-in condition and finished to an exceptionally high standard throughout. Perfectly suited to a range of buyers, this property has been thoughtfully updated, including the addition of brand-new carpets and flooring, ensuring a fresh and modern feel in key areas of the home. With nothing left to do but move in and enjoy, it offers a truly exceptional opportunity.

From the moment you step through the front door, the bright and welcoming hallway sets the tone for the stylish design and meticulous attention to detail found throughout the home. The hallway provides access to the newly carpeted staircase leading to the upper floor and flows effortlessly into the lounge and kitchen.

The living room is a bright and inviting space that also offers a cosy and homely feel. A large window allows plenty of natural light to flood in, creating an airy and cheerful atmosphere during the day. Its layout makes it the perfect setting for relaxing evenings, offering a warm and comfortable space ideal for nights in. Whether enjoying a quiet moment or hosting friends, this room feels effortlessly charming and practical.



The lounge leads seamlessly to the kitchen, which is a standout feature of the home. Spacious enough to accommodate a breakfast area, this immaculate kitchen has been finished to a high standard. The sleek white wall and floor cabinets provide ample storage and are complemented by integrated appliances, including a modern oven and hob. Stunning patio doors open directly to the rear garden, filling the space with natural light and offering a wonderful indoor-outdoor flow. This is a fantastic space for both everyday living and entertaining.





Upstairs, the home continues to impress with two generously sized double bedrooms and thoughtfully designed for comfort and functionality. The main bedroom features fantastic built-in storage, helping to maximise space while maintaining the room's uncluttered and stylish appeal. The second bedroom is equally versatile, perfect for use as a guest room, a child's bedroom, or even a home office.



Completing the upper floor is the beautifully finished family bathroom, which has been designed with both style and practicality in mind. Featuring a modern three-piece suite, including a shower over the bath, it offers everything needed for modern living. The bathroom has also been updated with brand-new flooring, adding a fresh and contemporary feel to the space, perfectly complementing its high-quality fixtures and finishes.



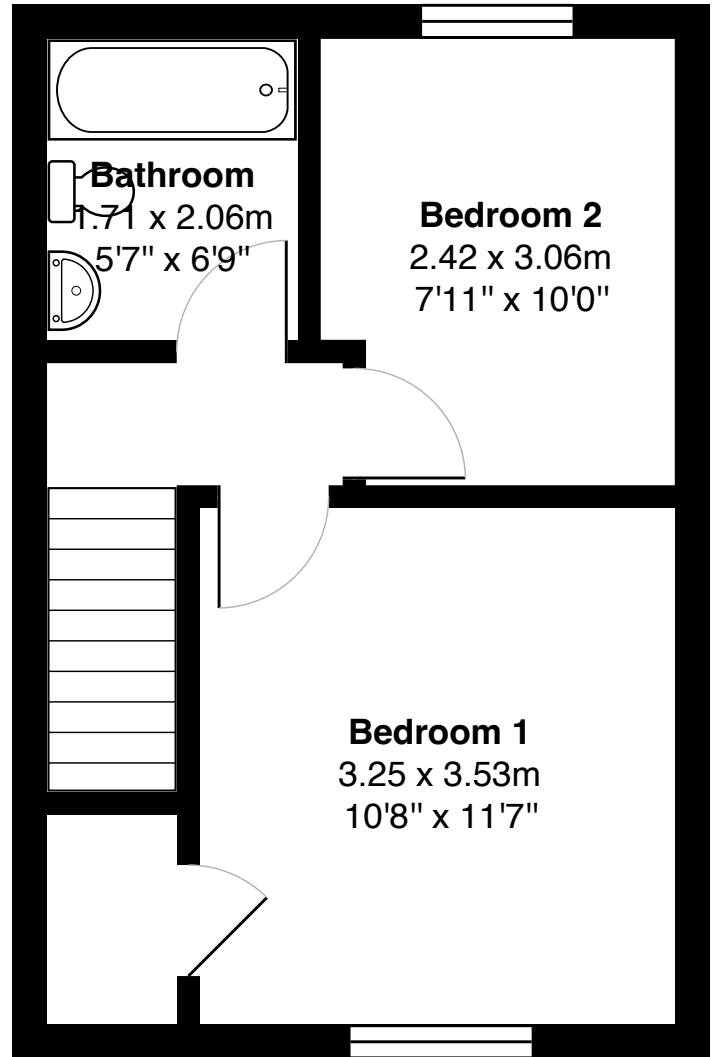
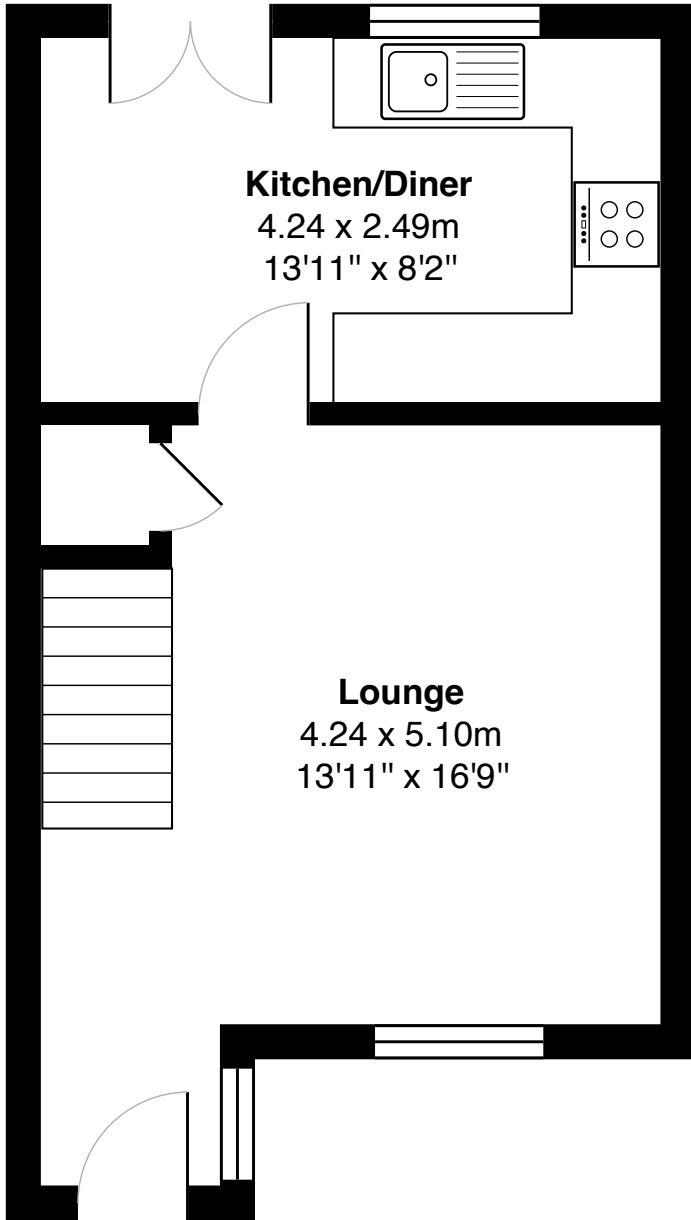
Bedroom 1





Bedroom 2





Gross internal floor area (m²): 57m²

EPC Rating: C



Externally, the property offers even more. The private driveway, with space for two cars, ensures parking is never a concern. To the rear, the low-maintenance garden is a true haven, a tranquil and private retreat that's perfect for relaxing in the sunshine or hosting summer gatherings. Its thoughtful design ensures it can be enjoyed all year round with minimal upkeep.

With its new carpets and flooring, immaculate presentation, high-quality finishes, and move-in-ready condition, this property truly stands out. Offering stylish and comfortable living, it is a must-see for anyone seeking a home where every detail has been carefully considered.

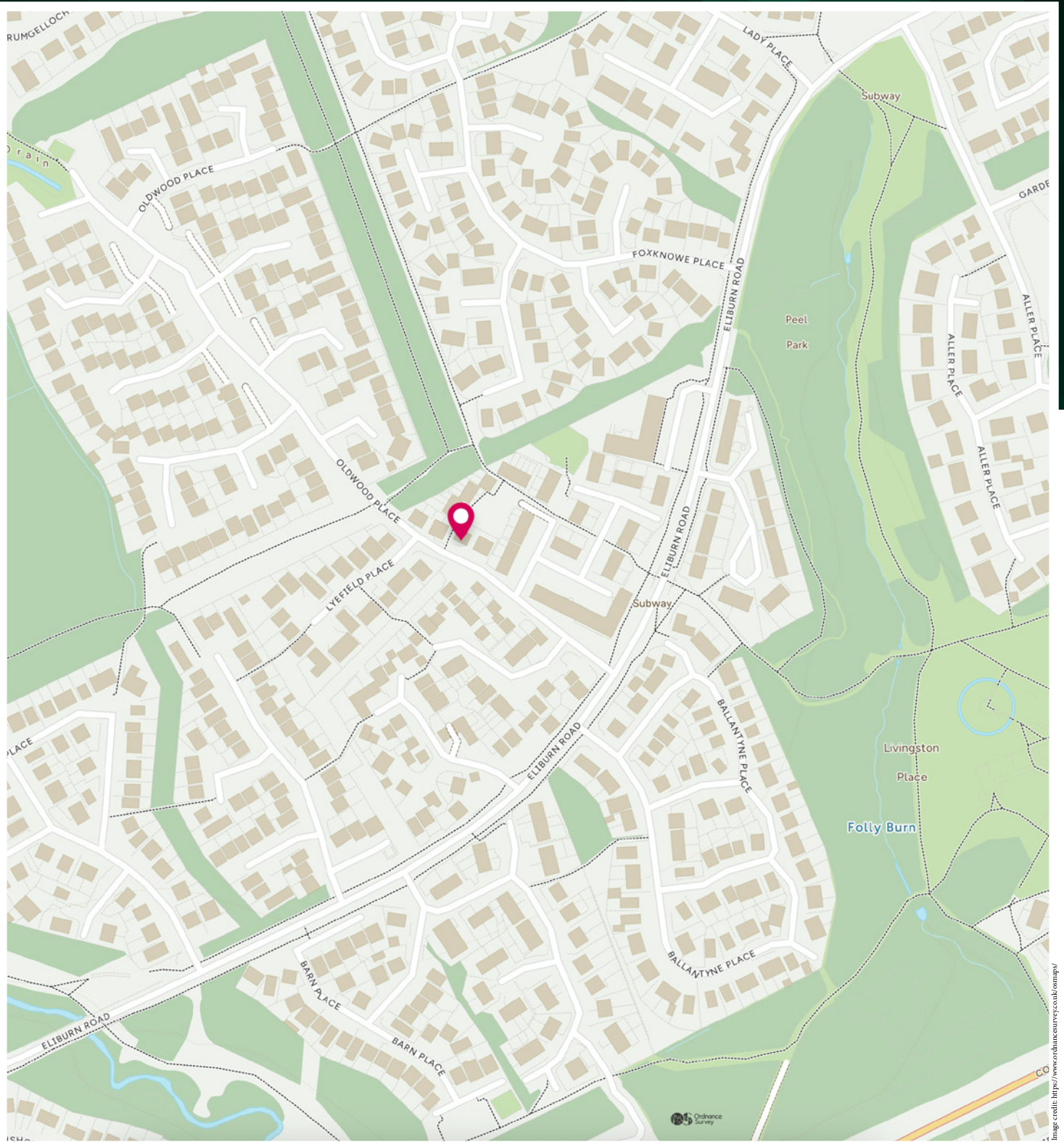
The Property



Elburn is a highly desirable and well-established area within Livingston, renowned for its perfect blend of modern convenience and natural beauty. This vibrant community is ideal for families, professionals, and anyone seeking a peaceful yet well-connected place to call home. At the heart of Elburn lies the stunning Elburn Park, a local treasure offering expansive green spaces, a picturesque pond, and a well-maintained play area, making it a fantastic spot for leisurely strolls, picnics, or family outings. The surrounding woodland walks provide a tranquil escape, perfect for nature lovers and those who enjoy outdoor activities.

Elburn is also prized for its excellent transport links, with Livingston North train station just a 15-minute walk away from this property. The station provides frequent services to Edinburgh and Glasgow, making it an ideal base for commuters. The nearby road networks, including the M8, further enhance connectivity for those travelling by car. Residents of Elburn benefit from a wide range of local amenities, including highly regarded schools, healthcare facilities, and a selection of shops and eateries. It's also conveniently located near Livingston's bustling town centre, which boasts the Livingston Designer Outlet, The Centre shopping mall, and an array of dining and entertainment options.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.