

# 5 Carrick Gardens

BELLSQUARRY, LIVINGSTON, WEST LOTHIAN, EH54 9ET



*THIS SUBSTANTIAL 6-7 BEDROOM FAMILY HOME OFFERS EXPANSIVE OPEN-PLAN LIVING & MULTIPLE RECEPTION ROOMS*



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McEwan Fraser Legal is delighted to present this truly unique and substantial family home, quietly positioned within an exclusive cul-de-sac in the highly sought-after Bellsquarry area of Livingston. Set within a small and private development of just eighteen properties, the home occupies a generous plot and offers exceptionally versatile accommodation across two levels. The property combines generous living space with modern open-plan design and boasts several reception areas, six bedrooms including a ground-floor master suite, 4 bathrooms with two further WCs, a family room which could be used as a generous home office or seventh bedroom, and well-landscaped gardens. The house is ideally suited for modern family living.

The property is approached via a large sweeping mono-block driveway, which provides extensive private parking for several vehicles and creates an impressive arrival.

Entry is through a newly constructed entrance porch which leads into a bright and welcoming hallway, flooded with natural light and providing access to the ground-floor accommodation.

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To the left of the hallway lies the luxurious principal suite, a superb private retreat featuring excellent storage and a beautifully appointed en-suite bathroom complete with a luxury double spa bath.









To the right of the hallway is an additional reception room, currently utilised as a bedroom, offering flexibility to suit a variety of family needs.





Moving through the hall, the property opens into a spectacular open-plan kitchen, dining and family room. This stunning space forms the true heart of the home and has been thoughtfully renovated by the current owners to create an ideal environment for both everyday living and entertaining. Large patio doors provide direct access to the peaceful rear garden and flood the room with natural light. The kitchen is complemented by a newly built utility room offering additional work surfaces, storage and practical space.











A separate lounge provides a cosy and comfortable setting for quieter evenings, while a cloakroom completes the ground-floor accommodation.







The upper level continues to impress, offering four further well-proportioned bedrooms alongside a generous home office, perfect for modern remote working. The floor also benefits from three recently upgraded shower rooms, which could easily be configured as en-suites if desired, in addition to a separate WC for added convenience.





**Bedroom 3**





**Bedroom 4**





**Bedroom 5**





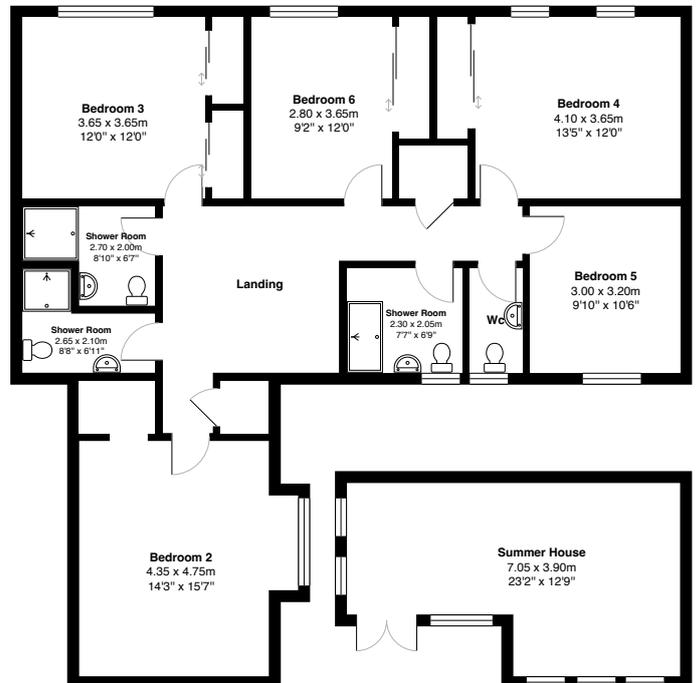
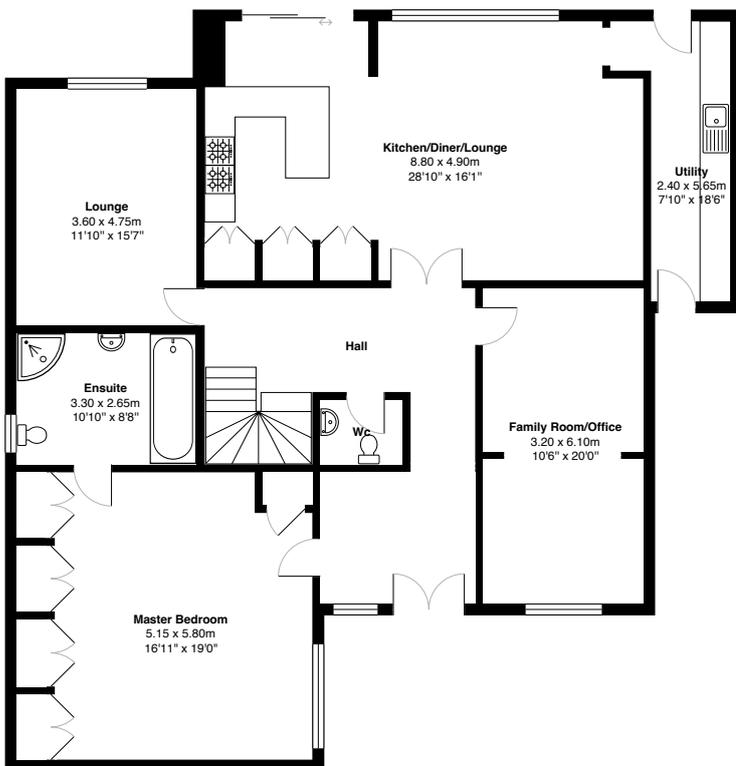
**Bedroom 6**







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Gross internal floor area (m<sup>2</sup>): 275m<sup>2</sup>

EPC Rating: C

**Floor Plan**





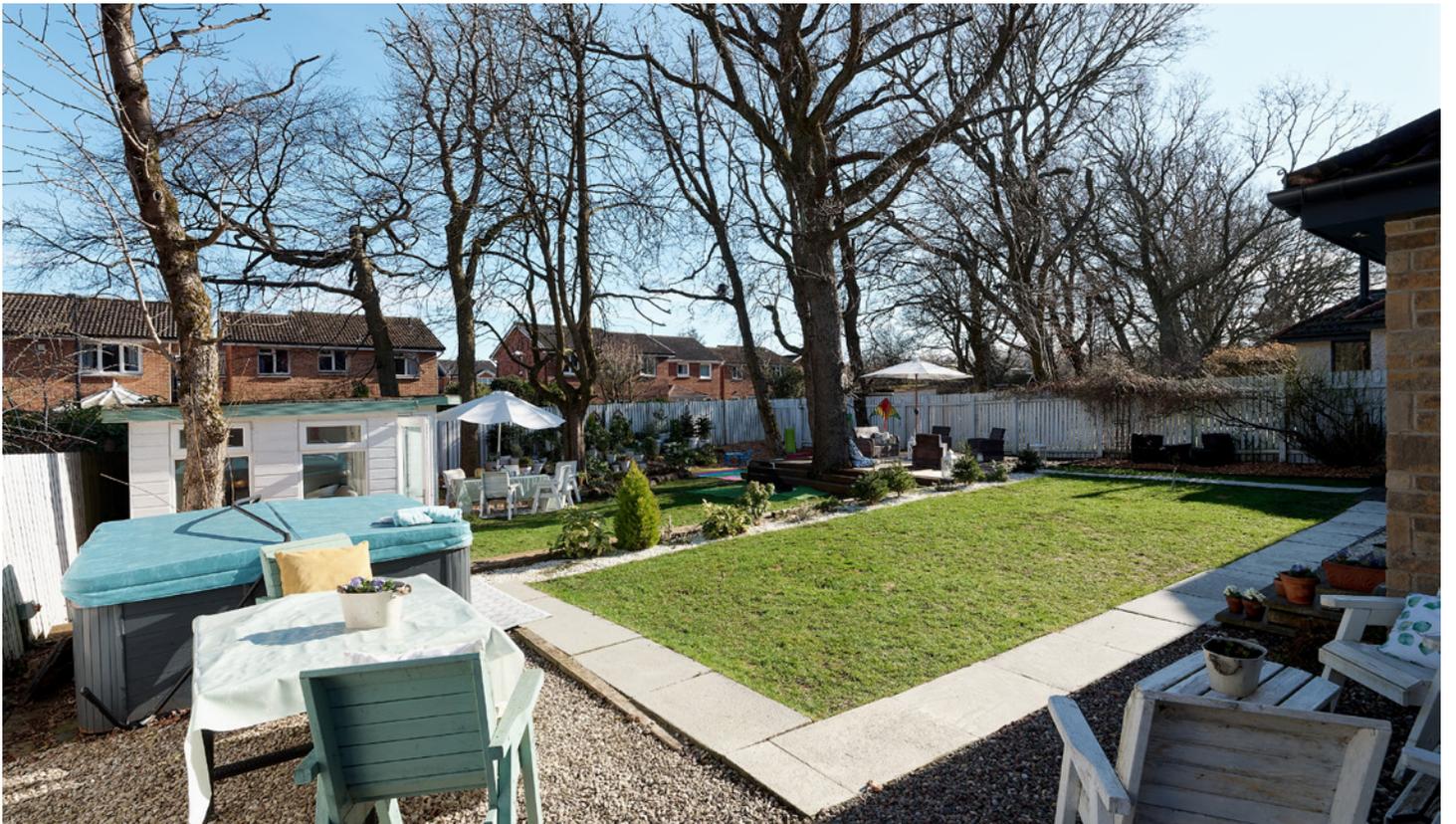
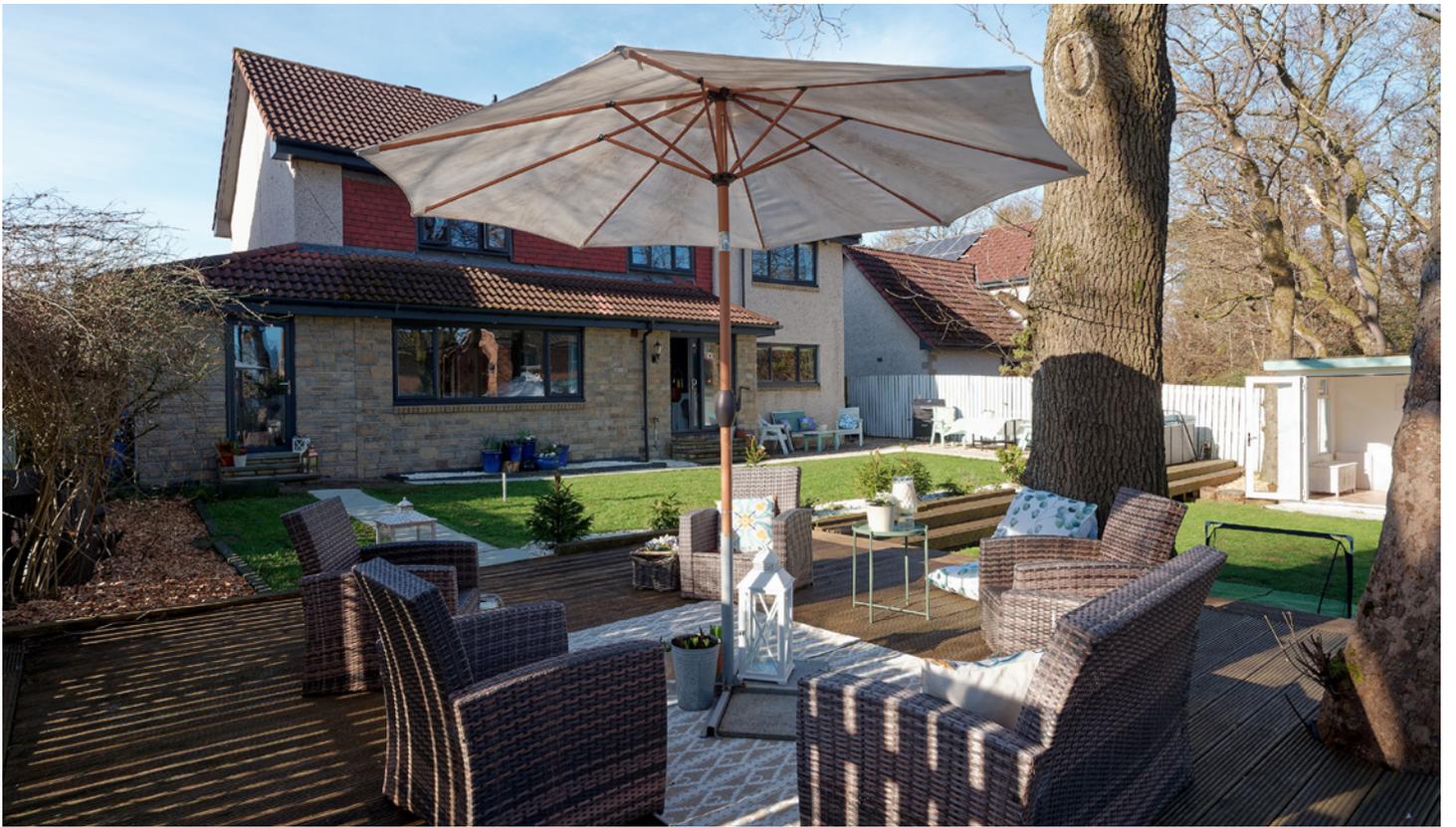
Externally, the property is surrounded by beautifully established gardens featuring mature shrubs and well-maintained planting, creating a private and attractive outdoor setting. The space provides an excellent environment for relaxing outdoors or entertaining family and friends during the warmer months.





The rear garden also has a detached summer house that is fully floored, insulated and extensively glazed. This versatile space offers the perfect setting for social gatherings, a creative workspace, a home office, or teenage retreat.







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Bellsquarry is a desirable residential area set amidst mature woodland, offering a peaceful setting close to Livingston's amenities. The Almondvale Centre and Livingston Designer Outlet provide extensive shopping, restaurants, and banking, while Asda, Sainsbury's, and Morrisons are nearby for everyday needs.

Leisure opportunities are plentiful, with woodland walks at Bellsquarry Birchwood, the Murieston Trail, and Almondell & Calderwood Country Park. A cinema and leisure pool are also close by.

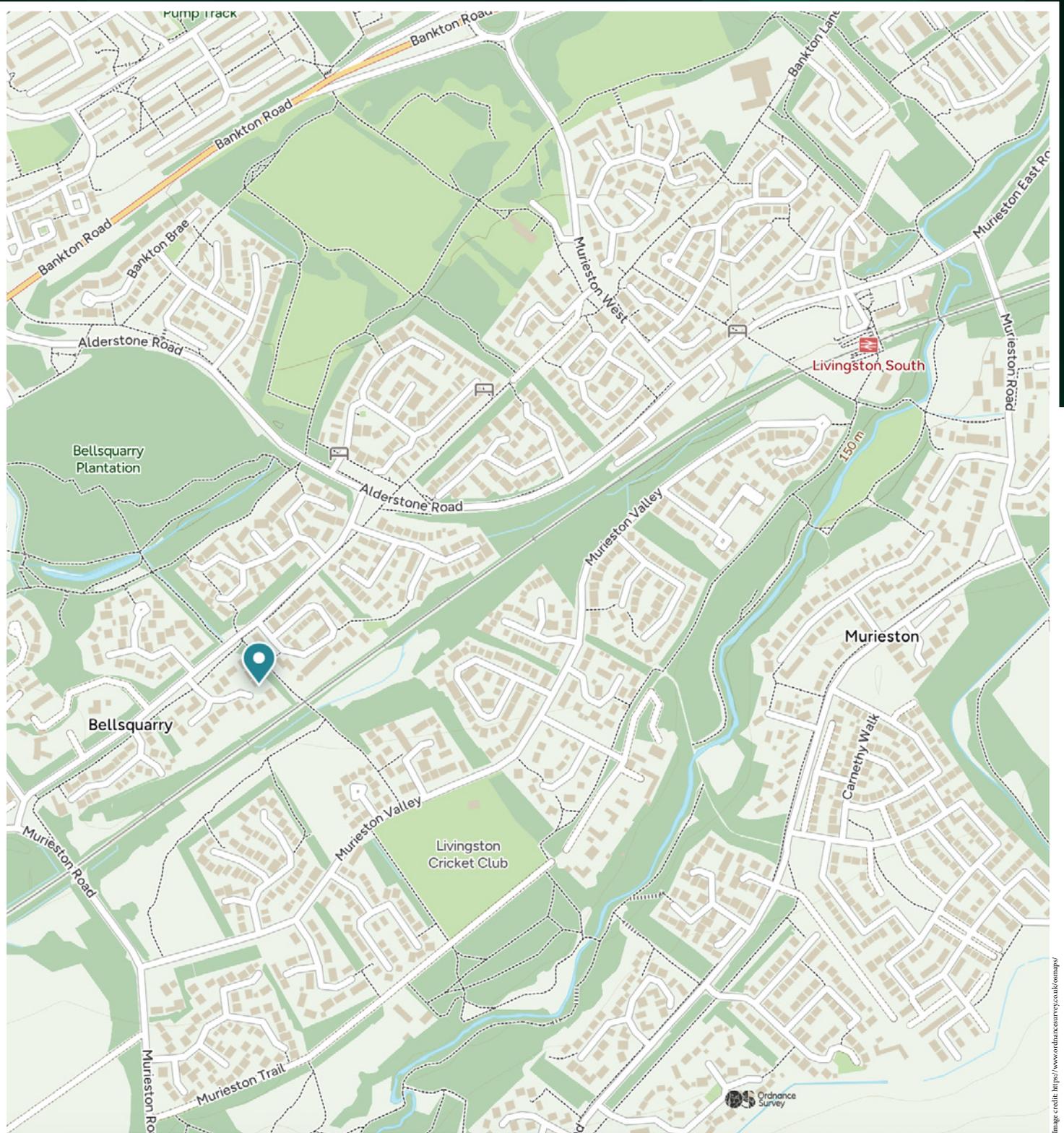
The location is ideal for commuters. Livingston South railway station is 0.8 miles away, with trains to Edinburgh Haymarket in around 25 minutes. Easy access to the A71 and M8 also provides straightforward links to Edinburgh and Glasgow. Major employers at Alba Campus, Livingston North, and St John's Hospital are within easy reach.

The property falls within the catchment area for Bellsquarry Primary School, which offers nursery provision, with secondary schooling available locally.

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## The Location





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