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58 Tantallon Gardens

BELLSQUARRY, LIVINGSTON, EH54 9AT

BELLSQUARRY

LIVINGSTON, EH54 9AT

Tantallon Gardens is situated in the highly desirable Bellsquarry area of Livingston and lies within an easy commuting distance between Scotland's major cities, Edinburgh and Glasgow.

Commuter's benefit from excellent road links to the motorway networks via the M8 making travel to other centres throughout West and Central Scotland relatively easy. Livingston South train station lies approximately 0.7 miles away.

Local amenities such as grocers, health centre, dental surgery, restaurants and vets are all within close proximity and, less than 1.5 miles away, Livingston Centre and McArthur Glen Designer Outlet will cater for all your retail needs and more.



58 TANTALLON GARDENS

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We are delighted to offer for sale this five bedroom, detached villa presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The provision of a ground floor annex has made this property ideally adapted for a multi-generational family.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a high standard throughout.

In more detail the accommodation comprises a welcoming hallway with W.C and stairs to the upper level, immediately impressive formal and bright lounge, which has a range of furniture configurations, with a feature bay window to the front aspect, flooding the room with natural light.

The extended kitchen offers great storage and comes complete with gas cooker, cooker hood, double oven, space for fridge freezer and integrated dishwasher, as well as generous workspace making this the ideal kitchen for the aspiring chef. The dining room offers ample space for a table and also gives access to the excellent family room. This bright and engaging space overlooks the rear garden and allows the kitchen to become the true heart of the home

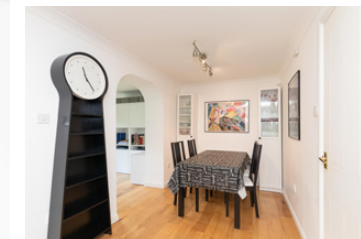
Just off the family room, the utility room has further storage and a Belfast sink. It also has the added benefit of an overhead pulley as well as space for washing machine and tumble dryer.

Bedroom five completes the lower section of this fantastic property. This large room offers a multitude of variations all viewers will see on inspection that this can be adapted to meet anyone's needs, large, bright, airy with great furniture configurations and built-in wardrobes and bay window floods the room with natural light. Complete with en-suite bathroom with walk in and lock shower, wash hand basin and WC.

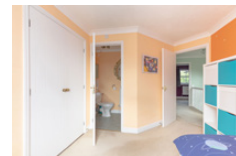
The upper level comprises of four, well-proportioned bedrooms. The large master benefits from ample space for free standing furniture as well as excellent built-in storage. There is also an en-suite shower room with walk in shower, Jack and Jill sinks and w/c. The second and third bedrooms are doubles, two with fitted storage. All of the rooms are bright, airy and have ample space for freestanding furniture. Bedroom two also benefits from its own en-suite with walk in shower, wash hand basin and WC. The fourth bedroom is currently being used as a study/office showing just how versatile the room in this fantastic property can be.

The family bathroom completes the property internally with bath, wash hand basin and WC.

The back garden is laid to lawn with patio area, the back garden also benefits from a large garden shed with power and light. The front garden is laid to lawn and offers excellent of street parking.



“ ... EASILY MANAGED AND FREE-FLOWING SPACE ON A BRIGHT AND FRESH LAYOUT ... ”



SPECIFICATIONS

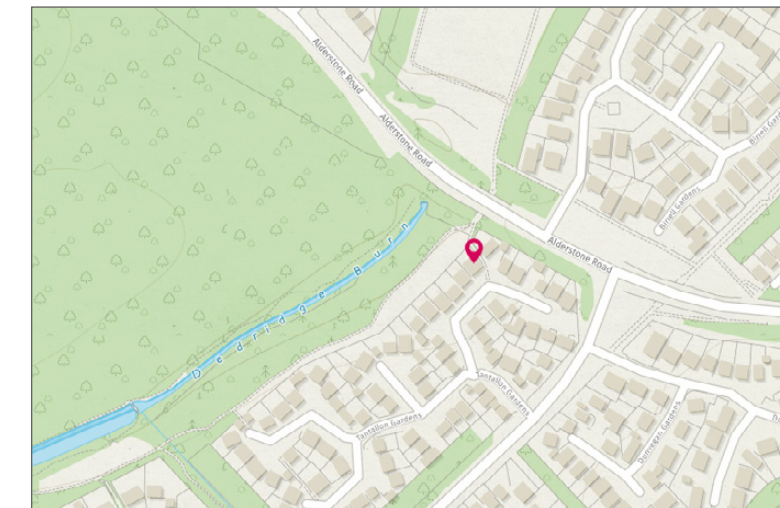
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.93m (16'2") x 3.44m (11'3")
Kitchen	6.20m (20'4") x 3.73m (12'3")
Family Room	6.20m (20'4") x 2.72m (8'11")
Utility	3.77m (12'4") x 2.23m (7'4")
Bedroom 5	5.50m (18') x 3.77m (12'4")
En-Suite	2.53m (8'4") x 1.30m (4'3")
WC	1.47m (4'10") x 1.16m (3'10")
First Floor	
Bedroom 1	5.92m (19'5") x 3.91m (12'10")
En-suite 1	3.78m (12'5") x 2.00m (6'7")
Bedroom 2	3.90m (12'10") x 3.44m (11'3")
En-suite 2	2.41m (7'11") x 1.27m (4'2")
Bedroom 3	3.03m (9'11") x 2.39m (7'10")
Bedroom 4	3.06m (10') x 2.39m (7'10")
Bathroom	1.90m (6'3") x 1.68m (5'6")

Gross internal floor area (m²): 166m² | EPC Rating: C






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Text and description
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