



**20 Haymarket Crescent, Eliburn,
Livingston, West Lothian, EH54 8AP**



RE/MAX[®] PROPERTY

*****DELIGHTFUL 4 BED
DETACHED VILLA***
SOUGHT AFTER LOCATION**

Carol Lawton and RE/MAX Property are delighted to offer for sale this spacious, modern detached 4 bedroom villa, which offers fantastic family accommodation in a highly sought after location. The property is in move in condition and is a credit to its present owners. Comprises of entrance hall, lovely lounge, great dining room, bright conservatory, attractive kitchen, utility room, modern downstairs WC, 4 good sized bedrooms, 1 en-suite and stylish family bathroom. Further benefits include a driveway, single garage, gardens front and rear, GCH and DG.

Haymarket Crescent is an incredibly popular residential area of Eliburn which boasts Eliburn Park, country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band F
Freehold Tenure
Factor Fee - None

The home report can be downloaded from our website.





Front -

The front has a lawn area, decorative stone chips, porch at the front door, outside lights and a mono bloc driveway for off street parking.

Entrance Hall - 17' 9" x 3' 1" (5.404m x 0.947m)

Enter via a partially glazed door with an opaque window to the side into the welcoming hall which then provides access to the lounge, dining room, kitchen, utility room, downstairs WC and stairs to the upper level. 2 ceiling light fittings, laminate flooring, under stairs storage cupboard and a radiator.

Lounge - 18' 9" x 18' 7" (5.715m x 5.674m)

Lovely generous room with a bay window to the front of the property. Central light fitting, laminate flooring and a radiator. Open plan access to the dining room.

Dining Room - 18' 9" x 11' 7" (5.720m x 3.538m)

Bright room that is open plan to the conservatory. Central light fitting, laminate flooring and a radiator. Plenty of space for a dining table and chairs.

Conservatory - 14' 3" x 10' 7" (4.340m x 3.225m)

Beautiful, large room with patio doors leading into the rear garden. Central light fitting with fan, wall lights, laminate flooring and a radiator.

Kitchen - 12' 5" x 10' 6" (3.777m x 3.210m)

Attractive room with a window to the rear of the property and another window to the side. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan. There is space for a freestanding fridge/freezer and dishwasher. Central light fitting, breakfast bar, vinyl flooring and a radiator. Access to the utility room.

Utility Room - 5' 6" x 4' 11" (1.687m x 1.502m)

Handy room with a ½ glazed door leading to the rear garden, there is also a window. Base and wall mounted units, stainless steel sink with chrome taps and splash back tiling. Space for a free standing washing machine and tumble dryer. Central light fitting, laminate flooring and a radiator.

Cloakroom WC - 4' 8" x 3' 1" (1.433m x 0.947m)

Modern room comprising of a white WC and sink with a chrome taps. Downlighters, tiled splash back, laminate flooring, wall cabinet and a radiator.

Stairs & Landing -

Rise the new carpeted stairs to the upper level where access can be gained to the bedrooms, the family bathroom and the loft space. Downlighters, storage cupboard and carpet flooring.

Bedroom 1 - 11' 3" x 11' 0" (3.431m x 3.350m)

Bright and light room with a window to the front of the property. Central light fitting, built-in double wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator. Access to the En-Suite.

En-Suite - 6' 3" x 5' 11" (1.895m x 1.794m)

Recently upgraded room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, walk-in shower cubicle with a mains operated shower. Spotlight, tiled splash back, vinyl flooring, feature wall mirror and a towel radiator.

Bedroom 2 - 12' 0" x 11' 6" (3.649m x 3.501m)

Lovely room with a window to the rear of the property. Central light fitting, laminate flooring and a radiator.

Bedroom 3 - 10' 2" x 8' 9" (3.091m x 2.670m)

Good sized room with a window to the front of the property. Central light fitting, laminate flooring and a radiator.

Bedroom 4 - 8' 8" x 7' 8" (2.637m x 2.340m)

Another great room with a window to the rear of the property. Central light fitting, laminate flooring and a radiator.

Family Bathroom - 7' 3" x 6' 6" (2.208m x 1.975m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a mixer tap and storage unit below, bath with a mixer tap and an overhead electric shower with a glass screen. Downlighters, wet walls, vinyl flooring and a towel radiator.

Rear Garden -

Fabulous, fully enclosed rear garden with access from both sides of the property. Lawn area, large patio area, shrubs and plants, outside lighting and tap. The shed which has power and light will be left as gift. A wonderful space to relax and enjoy.

Garage -

Single garage with an electric door. Power, light and plenty of storage options.



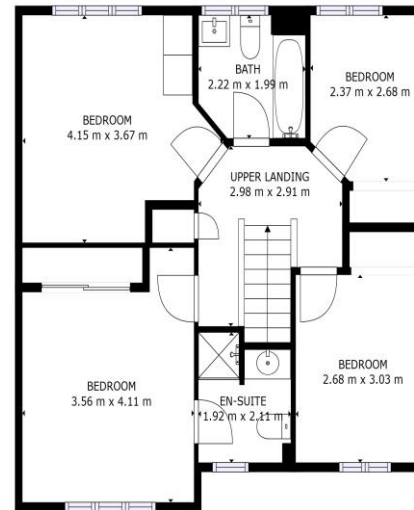


“Nobody in the world sells more property than RE/MAX”



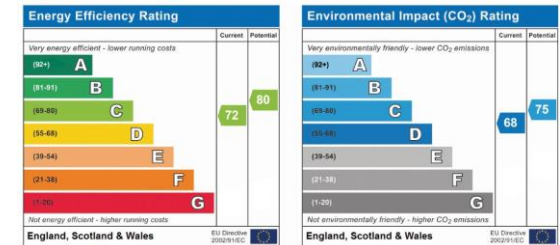
GROSS INTERNAL AREA
FLOOR 1: 56 m², FLOOR 2: 63 m²
EXCLUDED AREAS: CONSERVATORY: 16 m²
GARAGE: 13 m², PATIO: 23 m²
PORCH: 1 m²
TOTAL: 118 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.