



81 Foxknowe Place, Livingston, West Lothian, EH54 6TY



RE/MAX PROPERTY

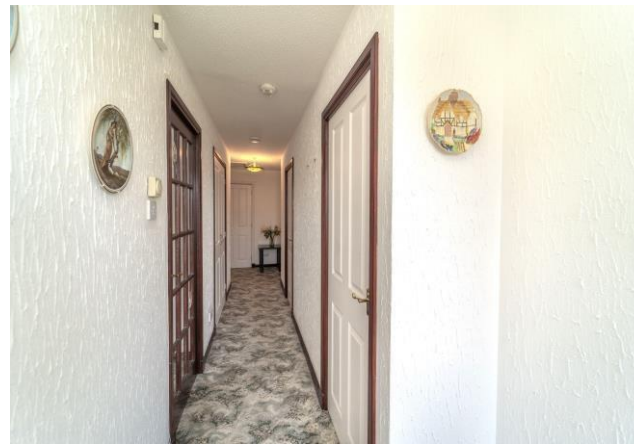
**Charming 2/3 Bedroom Bungalow On A Corner Plot
With A Beautiful Exterior!
This Is One For Your Viewing List!**

Book your viewing to see this gorgeous Bungalow set in a quiet cul-de-sac of Foxknowe Place, Eliburn, Livingston, EH54 6TY.

This property is ideal for lower ground living, those looking to downsize and families. Lauren Beresford and RE/MAX Property are pleased to bring this wonderful house to the market. Comprising of: Hallway, Lounge/Dining, Kitchen, Two/Three Double Bedrooms and Shower Room. The property also benefits from gas central heating, double glazing, and a Garage.

Foxknowe Place is an incredibly popular residential area of Eliburn which boasts Eliburn Park, country walks, excellent road links and a main line train station to both Edinburgh and Glasgow. It is within walking distance of local amenities and is in the catchment area for the highly regarded Peel Primary School. Livingston offers a superb selection of services 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.

Tenure: Freehold, Council Tax E, Factor Fees: £50 per year





Front

The front of the property has a grassed section, monoblock drive and guest parking which is available within the cul-de-sac, ensuring ample accommodation for visitors. The garage is equipped with an up-and-over door, providing secure access, and a convenient side entrance for added accessibility.

Lounge - 20' 5" x 11' 10" (6.23m x 3.61m)

Generous sized Lounge with a beautiful marble fireplace, French doors that open to the side of the property, and space for dining area. Around the room there are two central light fittings, a front facing bay window, painted walls, two radiators and carpet flooring.

Kitchen/Dining - 10' 9" x 9' 1" (3.27m x 2.78m)

Kitchen comprising of: Fitted wall and base units, built-in boiler, porcelain worktops, integrated white goods, integrated gas hob, two electric ovens and porcelain sink with mixer tap. There is one central light fitting, extractor hood, porcelain splashback, painted walls, one radiator and vinyl tile flooring. Additionally, the window faces the rear of the property and there is access to the garden via back door.

Shower Room - 6' 7" x 5' 7" (2.01m x 1.69m)

Shower Room comprising of vanity cabinet unit with WC and sink with mixer tap, and a walk-in shower. There is one central light fitting, extractor fan, a rear facing opaque window, tile and wet wall coverings, heated towel rail and vinyl flooring.

Bedroom 1 - 16' 1" x 10' 5" (4.90m x 3.17m)

Excellent sized Bedroom which can be kept as is or the new owner can put a patrician wall back up to make it a third Bedroom. Around the space there is two central light fittings, a front and side facing window, painted walls, built-in mirrored wardrobes, two radiators and carpet flooring.

Bedroom 2 - 11' 0" x 9' 7" (3.35m x 2.92m)

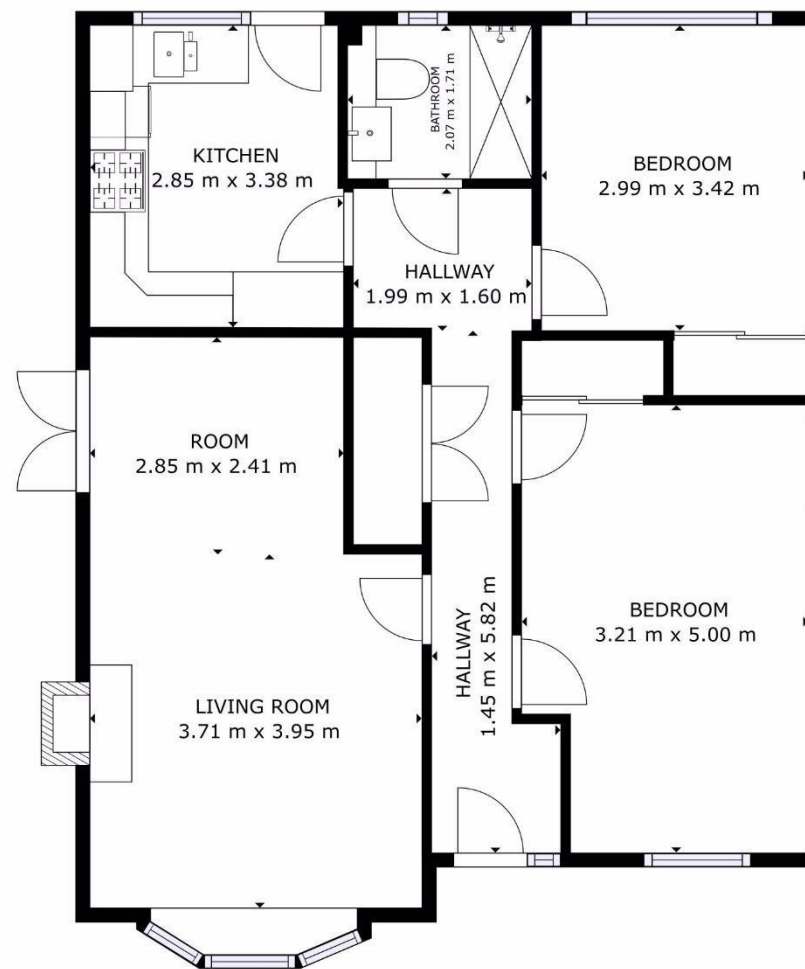
Double Bedroom with built-in mirrored wardrobe and a rear facing window. In the room there is one central light fitting, painted walls, one radiator and carpet flooring.

Hallway - 23' 9" x 6' 4" (7.24m x 1.94m)

Hallway gives access to the Lounge, 2/3 Bedrooms, Kitchen and Shower Room. The Hallway has two central light fittings, painted walls, one radiator, carpet flooring, a built-in cupboard space (2.35m x 0.75m).

Rear Garden

The Garden has recently been upgraded and is elegantly presented, it has a fence surround and exit via gate. The rear of the property has paving, artificial grass and a decked area. The side of the property has paving, access to the Lounge, and access to the Garage. This space is perfect for entertaining and as a low-maintenance space.



GROSS INTERNAL AREA
FLOOR 1: 77.49 m²
TOTAL: 77.49 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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