



RE/MAX PROPERTY



*18 Croft Place,
Livingston, West Lothian, EH54 6RJ*

- **Beautiful 3 Bedroom End-Terraced Home**
- **Freshly Decorated Throughout**
 - **Large Lounge/Diner**
 - **Spacious Kitchen**
- **3 Impressive Bedrooms**
- **2 Newly Fitted Bathrooms**
 - **Private Gardens**
 - **Multi-Car Driveway**

****STUNNING 3 BEDROOM FAMILY HOME!****

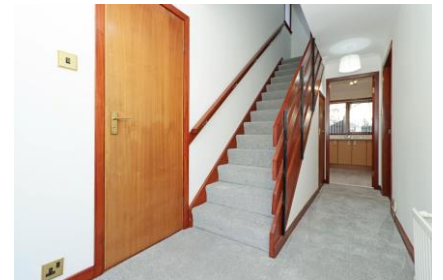
Niall McCabe & RE/MAX Property are thrilled to present to the market this comfortable and freshly decorated family home, which is perfectly nestled in the heart of tranquility – in Croft Place, Eliburn. This freshly decorated 3-bedroom end-terraced villa is a testament of comfort and style. Accommodation comprises; large lounge/diner, well-equipped kitchen, 3 double bedrooms, 2 fresh bathrooms & gorgeous, mature gardens – along with multi-car shared driveway.

Croft Place is situated within the popular and highly sought after residential area of Eliburn, Livingston. Close by is 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, including a doctors, pharmacy, dentist and supermarket, and is well served by bus services. Nursery, primary and secondary schools are also within easy reach from this property.

Tenure: Freehold

Council Tax Band: D

The home report can be downloaded from our website.



Entrance Hallway

15' 3" x 5' 11" (4.65m x 1.81m)

Lovely entrance hallway, which has been freshly decorated in neutral tones – perfectly setting the tone of the interiors to follow. There is plush carpeting, access to the lower accommodation & a staircase to the upper level.

Lounge/Diner

24' 10" x 11' 11" (7.58m x 3.63m)

Spanning the entire length of the property the lounge/diner is the most wonderful spot to relax & entertain guests. It is flooded with natural light via dual aspect windows and enjoys a pretty finish with contrasting carpeting. The room enjoys a flexible floorspace for various furniture formations, as well as central lighting and dual radiators.



Kitchen

9' 3" x 8' 10" (2.83m x 2.70m)

Well-equipped kitchen which boasts an array of base & wall mounted units with contrasting splashback tiling & floor design – adding a sense of quirk to the room. There is a selection of integrated cooking appliances, and space for freestanding ones also. From here you gain access to the driveway & well-maintained gardens.

W.C

5' 9" x 2' 10" (1.75m x 0.87m)

A striking 2-piece suite with gorgeous, panelled walls & floors – there is also a rear facing, glazed window.



Bedroom 1

12' 7" x 11' 7" (3.83m x 3.53m)

A stunning master bedroom which is of generous proportions & has been finished to an exacting standard. The room further benefits from having fitted storage cupboards, front facing window and central lighting.

Bedroom 2

11' 7" x 9' 5" (3.53m x 2.86m)

A further double room with ample floorspace for flexible furniture formations – this room overlooks the pretty wooded backdrop to the rear.

Bedroom 3

9' 1" x 8' 2" (2.77m x 2.50m)

Bedroom 3 is a sizable room which could be used flexibly depending on the individual purchaser. It would make an ideal home office, dressing room or additional bedroom – again, decorated in neutral hues.

Family Bathroom

6' 10" x 6' 5" (2.09m x 1.96m)

Completing the upper-level accommodation is a beautiful 3-piece shower room, comprising of a double walk-in shower enclosure with power shower heads, wash hand basin & W.C – both sunk into a pretty vanity unit. The room is further enhanced by gorgeous flooring & wet-wall panelling.

Exterior

Externally the property is accompanied by mature & well-manicured gardens to the front and rear. The front enjoys a luscious lawn and a shared driveway – which offers ample parking for several vehicles. To the rear, there is a lovely sunny patio which is ideal for Al Fresco dining.





FIGURE 1
 APCCO INTERNAL, WIDE
 FLOOR PLAN (COURTESY OF RE/MAX)
 TOTAL: 16 x 12

Matterport

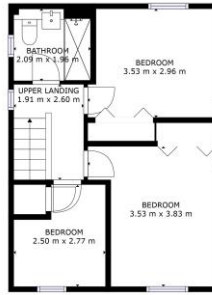
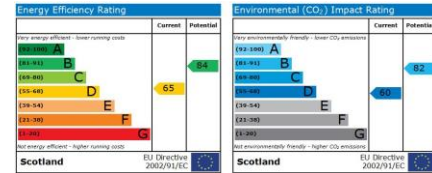


FIGURE 2
 APCCO INTERNAL, WIDE
 FLOOR PLAN (COURTESY OF RE/MAX)
 TOTAL: 16 x 12

Matterport



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