



**4 Haining Place, Eliburn, Livingston,
West Lothian, EH54 6TJ**



RE/MAX[®] PROPERTY

***** WONDERFUL 4/5 BED
DETACHED VILLA *****

***** CORNER PLOT IN A HIGHLY SOUGHT
AFTER LOCATION *****

Carol Lawton and RE/MAX Property are delighted to offer for sale this spacious, well presented detached 4/5 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, generous lounge, attractive dining room/bedroom 5, superb breakfasting kitchen, great family room, modern downstairs WC, 4 good sized bedrooms, 1 en-suite and stylish family shower room. Further benefits include an extensive driveway, double garage, gardens front and rear, GCH and DG.

Haining 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, mature trees and shrubs, outside lights and a generous mono bloc driveway for off street parking which leads to the detached double garage.

Entrance Hall - 15' 2" x 4' 11" (4.631m x 1.501m)

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/bedroom 5, breakfasting kitchen, family room, downstairs WC and stairs to the upper level. wall light fittings, tiled flooring and a radiator.

Lounge - 18' 8" x 18' 8" (5.684m x 5.680m)

Lovely, hexagon shaped room with 3 sets of windows and a door overlooking the side and rear gardens. The windows are tinted to reflect the sunlight. Wall lights, carpet flooring and a radiator.

Dining Room/Bedroom 5 - 14' 2" x 12' 0" (4.328m x 3.670m)

Newly decorated room that has a window to the front of the property. Central feature light fitting, new carpet flooring and a radiator. Plenty of space for a dining table and chairs.

Breakfasting Kitchen - 17' 9" x 11' 3" (5.416m x 3.417m)

Fabulous room with windows to the side and rear of the property and a fully glazed door leading to the garden. Comprising of base and wall units with complimentary work tops, tiled splash back and a ceramic sink with a chrome mixer tap. 7 burner Range cooker with an extractor fan. Integrated washing machine and microwave, there is space for a freestanding fridge/freezer. Downlighters, pendant light over the breakfast bar, wine fridge, tiled flooring, large larder cupboard and a vertical radiator.

Family Room - 10' 4" x 8' 0" (3.156m x 2.428m)

Attractive room with a window to the front of the property. Central spotlight fitting, laminate flooring and a radiator. This room is currently being used as a home office.

Downstairs WC - 9' 5" x 3' 5" (2.871m x 1.031m)

Modern room comprising of a white WC and floating sink with a chrome mixer tap and vanity unit below. Central spotlight, tiled splash back, tiled flooring, wall mirror, extractor fan and a chrome towel radiator.

Upper Landing -

Rise the new carpeted stairs to the upper level where access can be gained to the bedrooms, the family shower room and the loft space. There is a window to the side of the property. Downlighters, feature lights on the staircase, and a storage cupboard.

Bedroom 1 - 12' 6" x 11' 9" (3.821m x 3.586m)

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

En-Suite - 8' 0" x 5' 6" (2.440m x 1.670m)

Recently upgraded room with an opaque window to the side of the property. Comprising of a white WC, sink with a modern mixer tap and high gloss vanity units below, walk-in shower cubicle with a mains operated shower, built-in shelf, rainfall shower head and another hand held shower head. Downlighters, tiled walls, tiled flooring, fabulous wall mirror, extractor fan and a vertical radiator.

Bedroom 2 - 11' 7" x 9' 10" (3.535m x 3.001m)

Lovely room with a window to the rear of the property. Central light fitting, double built-in wardrobes, laminate flooring and a radiator.

Bedroom 3 - 10' 8" x 8' 6" (3.256m x 2.603m)

Good sized room with a window to the front of the property. Central light fitting, triple built-in wardrobes, carpet flooring and a radiator.

Bedroom 4 - 11' 0" x 9' 5" (3.361m x 2.867m)

Another double room with a window to the rear of the property. Central light fitting, carpet flooring, storage cupboard and a radiator.

Shower Room - 9' 9" x 5' 9" (2.979m x 1.761m)

Stylish room that has recently been refurbished with an opaque window to the rear of the property. Comprising of a white WC, sink with a modern mixer tap and storage unit below, walk-in shower cubicle with mains operated shower. Downlighters, tiled walls, tiled flooring, large wall mirror with LED lights, built-in shelving, extractor fan and a towel radiator.

Rear Garden -

Fabulous, fully enclosed rear garden with 2 rear gates. Extensive lawn area, patio area, mature trees and shrubs and outside lighting. The summer house will be left as gift. A wonderful space to relax and enjoy.

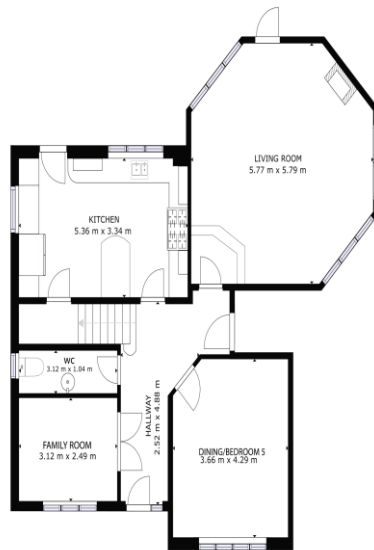
Garage -

Double garage with electric doors and another door to the side. Power, light, outdoor tap and plenty of storage options.

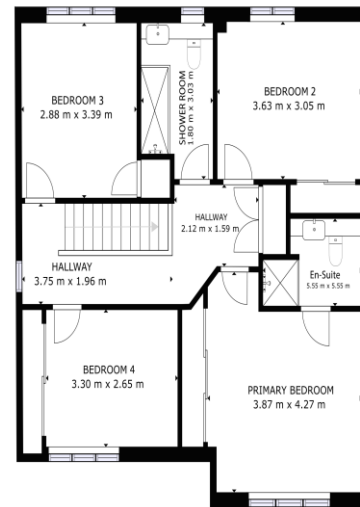




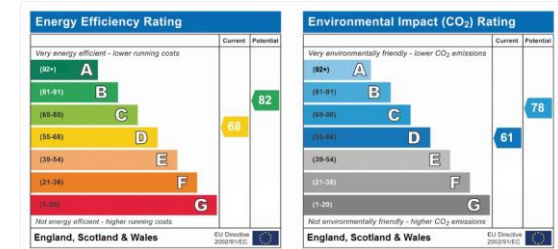
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GROUND FLOOR AREA
FLOOR: 1.61 m² SECOND FLOOR: 76.15 m²
TOTAL: 77.76 m²
SEEK AND SURVEYORS FOR APPROVALS, ACTUAL MAY VARY



GROUND FLOOR AREA
GROUND FLOOR: 76.15 m² SECOND FLOOR: 76.15 m²
TOTAL: 152.30 m²
SEEK AND SURVEYORS FOR APPROVALS, ACTUAL MAY VARY



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