



5 Carlyle Court, Livingston, West Lothian, EH54 5NN



****5 Bedroom Detached Property
With Lots Of Potential!!**
Not To Be Missed**

Lauren Beresford and RE/MAX Property brings to market this 5 Bedroom Detached Property situated in Carlyle Court, Craigshill, EH54 5NN. Comprising of: Entrance Hallway, Lounge, Conservatory, Kitchen, Shower Room, Five Double Bedrooms, Family Bathroom, Integrated Garage and Private Rear Garden. The property benefits from generous storage throughout, gas central heating, double glazing and private parking.

Carlyle Court is located in Craigshill and is in a popular and mature residential district, situated to the east of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. 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.

No Factor Fees
Council Tax Band B
Freehold Tenure





Front

The front of the property has a gravelled area and access to the Garage via an up and over door. On right hand side of the Garage, there is a gravelled area and three private parking spaces with a monoblock surface.

Entrance Hallway - 10' 1" x 6' 5" (3.07m x 1.95m)

Enter through the front door into the Hallway, giving access to the Lounge, Kitchen, Conservatory, Bedroom 1, Utility/Shower Room, WC, Spare Room/Garage and staircase to the upper level. The Hallway has one central light fitting, wooden and painted walls, one radiator and wooden flooring.

Lounge - 11' 9" x 8' 9" (3.58m x 2.66m)

Lounge with access to the Kitchen, Conservatory and Bedroom. Around the room there is one central light fitting, wallpapered and painted walls, two built-in cupboard spaces, one radiator and wooden flooring.

Kitchen - 10' 4" x 8' 6" (3.16m x 2.59m)

Enter through the feature archway into the Kitchen which comprises of: Fitted wall and base units, worktops, space for white goods, integrated gas hob, electric oven and a composite sink with mixer tap. There is one central light fitting, tiled walls and tile flooring. Additionally, there is a rear facing window and a door leading to the garden.

Conservatory - 14' 5" x 9' 1" (4.40m x 2.78m)

Enter through a feature arch, the Conservatory is located off of the Lounge. There is carpet flooring, a wooden panelled wall, double glazed windows and French doors which open out to the decking in the rear Garden.

Bedroom 1 - 12' 2" x 9' 1" (3.71m x 2.78m)

Excellent sized double Bedroom with fitted wardrobes and a window facing the rear of the property. There is one central light fitting, wallpapered walls, wooden flooring and one radiator. This space can be used as a separate dining area or opened up to add to the downstairs living area.

Shower Room/ Utility - 6' 8" x 6' 4" (2.02m x 1.94m)

Shower Room/ Utility is located off of the front entrance, this room leads to the garage and separate WC. Comprising of: Shower unit with electric shower and room for appliances, such as a washing machine and tumble dryer. The room has one central light fitting, wooden wall coverings and carpet flooring.

Upper Hallway - 23' 8" x 6' 2" (7.22m x 1.88m)

Hallway giving access to four Bedrooms, Bathroom, three storage cupboards and the attic space. The Hallway has three central light fittings, a front facing window, painted wallpaper and carpet flooring.

Bedroom 2 - 15' 1" x 8' 8" (4.60m x 2.64m)

Excellent sized double Bedroom, located beside the Bathroom with a rear facing window and plenty of space for additional furniture. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bedroom 3 - 13' 2" x 8' 8" (4.01m x 2.63m)

Double Bedroom located at the top of the staircase. This room has one central light fitting, a rear facing window, wallpapered walls, carpet flooring and one radiator.

Bedroom 4 - 8' 10" x 8' 8" (2.68m x 2.63m)

Double Bedroom with one central light fitting, a rear facing window and painted walls.

Bedroom 5 - 8' 8" x 8' 8" (2.65m x 2.64m)

Double Bedroom with one central light fitting, a rear facing window, painted walls, one radiator and carpet flooring.

Family Bathroom - 7' 6" x 6' 2" (2.29m x 1.87m)

Family Bathroom comprising of: WC, sink with hot and cold taps, and bath with overhead mains shower. There is one central light fitting, a front facing opaque window, tile and painted walls, and tile flooring.

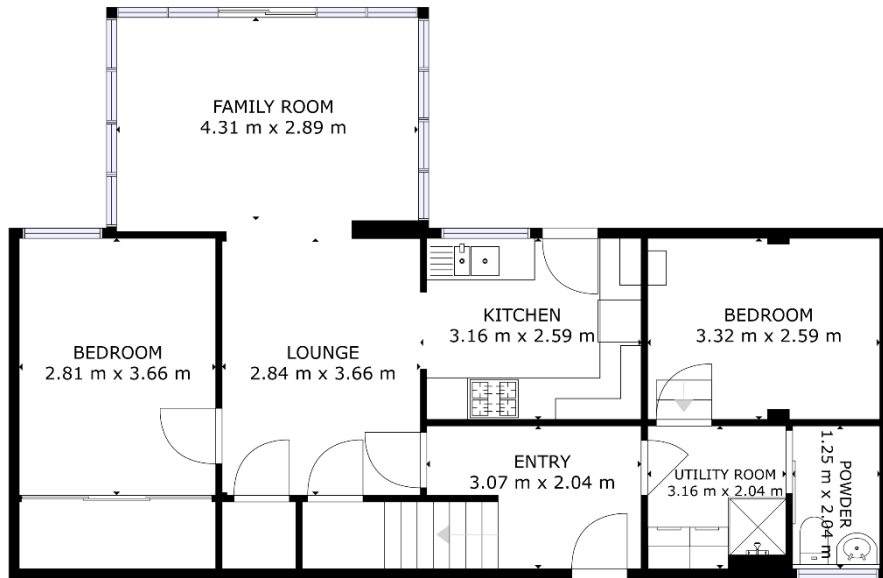
Rear

Private South-East facing rear garden with fence surround and exit via gate. The garden has a slabbed patio area, decked area with artificial grass and a wooden canopy. The bottom section of the garden has a grassed area, shed, flower beds and mature trees.

Garage - 10' 4" x 8' 4" (3.14m x 2.53m)

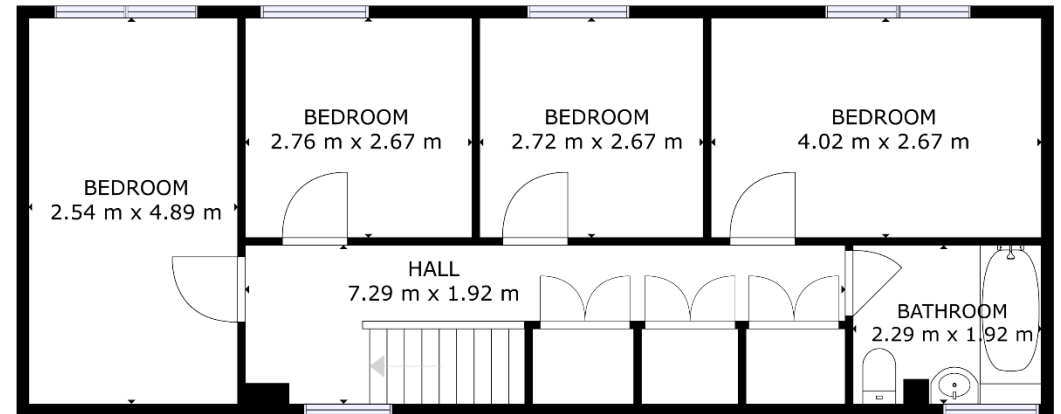
The Garage can be accessed from the Utility Room, currently it is halved by a partition wall and is used as a spare Bedroom. This room would be ideal for an office or gym space or opened back up to get the full extent of the Garage. The space has strip lighting, brick walls, a modern boiler and carpet flooring.





GROSS INTERNAL AREA
 FLOOR 1: 72 m², FLOOR 2: 58 m²
 TOTAL: 130 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 72 m², FLOOR 2: 58 m²
 TOTAL: 130 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.




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.




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	81
Scotland	EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	64	76
Scotland	EU Directive 2002/91/EC 	

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