



**30, Northpark Place, Eliburn,
Livingston, West Lothian, EH54 6TR**



RE/MAX[®] PROPERTY

This wonderful house is in an ideal locale and close to local amenities. With modern finishes throughout, this property is a true credit to its current owners. With off-road parking for several vehicles, this home is ideal for many needs. The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools, high schools and nurseries. The local shops in Eilburn are close-by and at the Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow, both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just a 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Front Garden and Garage

A welcoming approach features a mono-blocked driveway with off-road parking. There is access to the rear of the property. The garage has an up and over door, power, and lighting.

Entrance Hallway

Entry to this inviting hallway is through a composite door with a glazed panel and an adjacent glazed panel, allowing natural light to enter. The modern décor begins with neutrally painted walls with contrasting dark skirting, and luxury vinyl plank flooring. A cupboard under the stairs maximises storage space, while two pendant ceiling lights, a radiator, a smoke detector and a double power point complete this area.

Downstairs Restroom 1.552m x 0.798m (05'01" x 02'07")

The contemporary living level restroom is equipped with a suspended cupboard topped with a modern wash basin and a close coupled toilet. The window to the front allows in natural light to compliment the recessed ceiling downlights. The walls are finished with dark tiles to half-height, where it transitions to a neutral paint finish and the tiling continues to the floor. The chrome-finished heated towel rail compliments the décor.

Lounge 5.150m x 3.376m (16'11" x 11'01") at maximum

This superb room has been decorated with one feature wall with acoustic panelling and neutral tones to the remaining walls with luxury vinyl plank flooring. The bay window to the front of the property allows lots of natural light into the room, being further enhanced by ceiling lighting. Two radiators, three double power points and a smoke detector are also provided.





Kitchen and Dining/Family Room

3.150m x 4.080m (26'09" x 10'04") narrowing to 2.469m (08'01")

This lovely multi-functional room flows seamlessly between the two areas. There is an abundance of kitchen units, plus some full-height units with marble effect frontages and co-ordinating work surfaces equipped and a gold tile splashback. Decorated with neutral painted walls, laminate marble-effect worktops and luxury vinyl plank flooring. Equipped with an eye level electric oven, an integrated microwave oven, an electric induction hob, a built-in washing machine, dishwasher and fridge-freezer, which will all be included in the sale. The black composite sink features a mixer tap. Natural light enters from the windows and double doors to the rear of the property. The dining/family room area is finished with the same flooring and colour scheme, with a black feature wall complimented with gold stripes, which is also equipped with a wall mounted television bracket. Recessed ceiling downlights plus under counter lighting brighten the whole room. A modern vertical radiator, a heat detector and power points are included.

Stairs and Landing

This stunning introduction to the property's first floor has a wonderful pair of painted balustrades lining a portion of the floorspace flowing from the carpeted stairs. Floored with luxury vinyl plank flooring and neutrally finished walls, in keeping with the neutral styling that outfits the rest of the property. There is a built-in storage cupboard, a ceiling light, a radiator, a power point and a smoke detector also provided.

Main Bedroom

3.937m x 3.470m (12'11" x 11'4") at maximum

This pleasant room has neutral tones to the walls and luxury vinyl plank flooring. There are two built-in wardrobes providing hanging and shelving space. A window to the front of the property allows for natural light and there is ceiling lighting. A radiator, a telephone socket, a television mounting bracket and two double power points are supplied.

En-Suite Shower Room

2.553m x 1.670m (08'04" x 05'06") into the shower

This lovely shower room is fully tiled with a dark marble effect, aside from the mirrored wall, which is finished tastefully with wood slats. A vanity unit equipped with a surface mounted wash basin cleverly conceals the cistern of the toilet. The room is further equipped with a black heated towel rail, and is lit with downlights, as well as a round window to the front of the property. The bathroom is topped off with a cubicle shower featuring a rainfall showerhead plus handheld shower.

Bedroom Two

2.619m x 2.551m (08'07" x 08'04") at maximum

This delightful room has been finished with neutrally painted walls and luxury vinyl plank flooring. The window to the rear of the property allows for some natural light and this is further complemented by a ceiling light. The built-in wardrobe compliments the room with ample storage space. Power points and a radiator are also provided.

Family Shower Room

2.107m x 1.576m (06'10" x 05'02") at maximum

This beautiful shower room is fully tiled with dark marbled effect tiles to the walls and floor. Recessed ceiling downlights are assisted by a window to the rear of the property allowing for natural light. A cupboard grants useful storage space and a chrome-finished towel rail compliments the silver wash basin. A walk-in double cubicle features a rainfall showerhead, with an additional handheld shower. A back to wall toilet, an illuminated circular mirror and an extractor fan are included.

Bedroom Three

3.190m x 2.453m (10'05" x 08'00") at maximum

This charming room continues with the contemporary décor with neutrally painted walls and luxury vinyl plank flooring. The windows to the rear of the property allow in natural light and the room is lit further by a ceiling light. Power points and a radiator complete the room.

Bedroom Four

3.328m x 2.519m (10'11" x 08'03")

This wonderful bedroom is complimented with a neutral palette, as well as two built-in storage areas. With luxury vinyl plank flooring, the room is lit by a window to the front of the property, as well as a ceiling light. A built-in wardrobe, a cupboard, a radiator and power points finish the room.

Rear Garden

The stunning garden has been designed with low maintenance in mind. There is fencing on all sides and an area laid to artificial grass. The pathways and patio area are surrounded with decorative gravel to enhance the large area finished with co-ordinating stones. This area creates an excellent space to sit and relax or entertain.

Additional Items

Tenure: Freehold. Council Tax Band: E. Factor Fee: £271.66. All fitted floor coverings, window blinds, and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

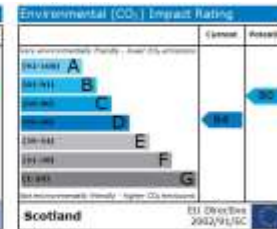
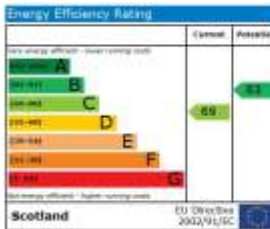
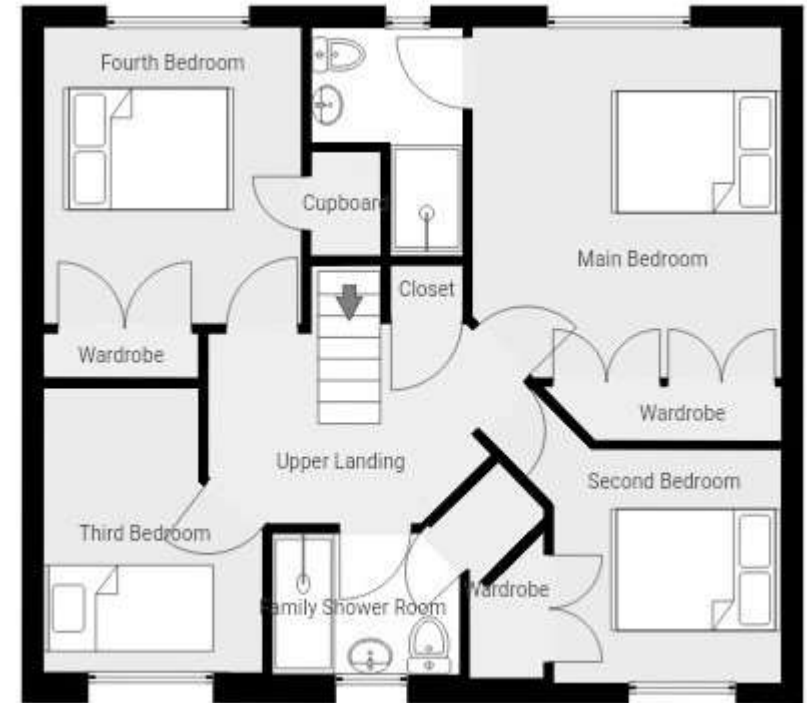
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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