



Larchbank, Livingston, West Lothian, EH54 6ED



## Stunning 3 Bedroom Terraced Villa

### Walk-in condition, Immaculately Presented

Janice Bennie and RE/MAX property are pleased to offer to the market this spacious and well-located, terraced house comprising; entrance hallway, downstairs Shower Room, lounge/dining area, bespoke kitchen, 3 double bedrooms, bespoke family bathroom, conservatory, garden room, large front and West facing rear garden including Garden Room. Set in a quiet location, the potential of this property must be viewed to be appreciated.

Larchbank is an incredibly popular residential area of Ladywell, an area in the heart of Livingston. It is close to local amenities and is well served by bus services and schools. This leafy cul-de-sac is popular with professionals, due to its proximity to nearby St. John's Hospital and Livingston North and South train stations. 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.

The home report can be downloaded from our website.

Tenure:- Freehold    Council Tax Band B    No Factor Fee





### **Entrance Hallway - 12' 2" x 3' 10" (3.7m x 1.17m)**

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in warm colours with natural wood flooring leading to all the rooms downstairs with a centre light providing lighting in this area. This area also benefits from two large cloak cupboards and is served with a wall mounted radiator.

### **Downstairs Shower Room - 6' 4" x 5' 7" (1.94m x 1.69m)**

There is the added benefit of a downstairs shower room, with a wash hand basin set on pedestal with a separate push button toilet, - it blends perfectly with the large walk-in glass shower cubicle with overhead mains operated shower. The light is provided by a front facing opaque window with additional downlights, highlighting the tiled flooring, adding the finishing touches to this area.

### **Kitchen - 8' 5" x 10' 7" (2.56m x 3.22m)**

Welcome to the heart of the home – a truly bespoke kitchen designed for both style and functionality. The kitchen boasts modern cabinetry, providing ample storage space, and is complemented by attractive Silestone worktops in the elegant color of dessert silver worktops. Equipped with integrated appliances, including a double oven for added convenience, the top oven doubles as a grill and microwave, while the bottom oven is a steam oven with a self-cleaning function, making meal preparation a breeze. There is also a 'smart' electric induction hob. The room overlooks the front garden through a large window with additional lighting provided by downlights. electric fan oven and a five-ring gas hob with a bespoke splashback and modern extractor hood, this kitchen is a chef's dream. With wood effect laminate flooring, center lights, and ample power points, this kitchen is as practical as it is stylish. Additionally, the worktop is made of 30mm Silestone in the elegant color of dessert silver. Whether you're cooking for a family dinner or entertaining guests, this kitchen is sure to impress.

### **Lounge - 15' 0" x 10' 5" (4.57m x 3.18m)**

This open plan area is accessed from the hallway and is situated at the rear of the property. The impressive lounge boasts a large window which allows an abundance of natural light to flood the room which faces onto the rear aspect with views over the surrounding area. The room offers a flexible layout for several furniture configurations and is a delightful spot to relax and unwind or entertain family and friends. It is set in a neutral décor and is finished with natural wood flooring, a centre light and ample power points. This area blends perfectly with the dining space.

### **Dining Room - 13' 8" x 8' 9" (4.16m x 2.67m)**

Leading on from entrance hallway, this is a fantastic space with which has been stylishly decorated and combines with the lounge to allow perfectly, for a natural flow from here, ideal for family life. There is ample room for various furniture formations and has a built-in bar, and leads through to the conservatory and then onto the West facing, rear garden. This area also benefits from a wall hung radiator, centre light set into a vaulted ceiling, and natural wood flooring.

### **Conservatory - 20' 3" x 16' 8" (6.18m x 5.09m)**

Step into the inviting conservatory, seamlessly connected to the Lounge/Dining Area via expansive patio doors. Featuring a combination of natural wood flooring and carpeted space, this area offers versatility and comfort. With ample room for a corner sofa and various furniture arrangements, it's perfect for relaxation or entertaining guests. Another patio door leads to the west-facing enclosed garden, inviting the outdoors in and providing a seamless transition to alfresco living.

### **Upstairs Hallway - 8' 11" x 2' 9" (2.72m x 0.83m)**

Rising up from natural wood staircase, the upper landing is bright & airy and gives access to the accommodation on this floor & the loft area.

### **Bedroom 1 - 14' 3" x 10' 3" (4.35m x 3.12m)**

The lavish master bedroom benefits from neutral décor and built-in wardrobes leaving ample capacity for additional free-standing furniture and various furniture formations. With a large window overlooking the rear garden, the bright room basks in the copious natural light which floods in. The room has natural wood flooring, a centre light, numerous power points and a wall mounted radiator.

### **Bedroom 2 - 14' 3" x 8' 6" (4.34m x 2.59m)**

The second bedroom overlooks the rear garden and is a sizeable double room with ample room for freestanding furniture and built-in wardrobes. It has been decorated stylishly and is complimented with natural wood flooring, central light fitting, ample power points, and a wall mounted radiator.

### **Bedroom 3 - 12' 4" x 8' 6" (3.77m x 2.59m)**

This bright and spacious room is another great sized, double bedroom, which overlooks the front gardens through the large window which provides ample lighting. The room is tastefully decorated in neutral tones and benefits from wooden flooring and is served by a central light fitting, several power points and a wall mounted radiator.

### **Family Bathroom - 7' 1" x 5' 8" (2.15m x 1.73m)**

Experience the epitome of luxury in our bespoke bathroom. Designed with meticulous attention to detail, it features a sleek bathtub, wall-hung W.C., and a modern vanity unit with a wash hand basin. An Anthracite modern towel radiator adds both warmth and contemporary flair. The chic tiled walls harmonize perfectly with the tiled flooring, creating a seamless and visually striking ambiance. Adding to its modern convenience, the bath includes a concealed filling mechanism, ensuring both functionality and aesthetics. Indulge in the ultimate relaxation and style with this meticulously crafted bathroom retreat.

### **Front of Property**

Occupying a sizable plot, which boasts an exceptionally inviting exterior, the house sits behind a boundary fence. The garden benefits from decorative chips with a paved pathway leading to the front porch area with decorative tiling and canopy to shelter from the elements and then entrance to the property through the UPVC door with decorative glass door.

### **Rear Garden**

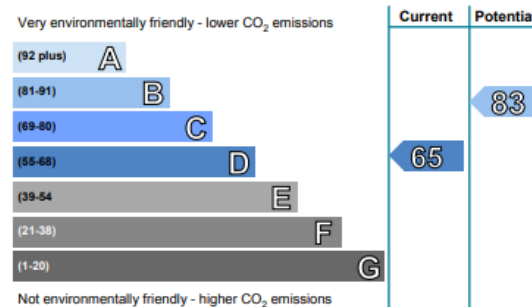
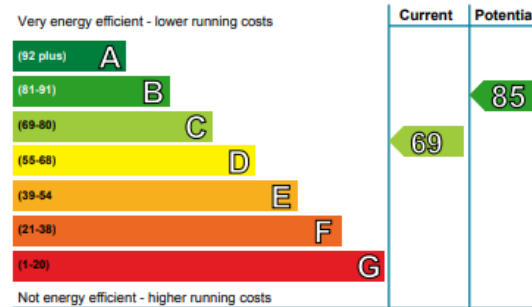
Nestled behind the house lies a spacious enclosed garden, basking in the warmth of the West-facing sun. A generously paved area grants easy access to the property through patio doors leading into the conservatory. Adding to the charm is a sizable garden room, completing this tranquil retreat. Perfect for soaking up sunlight all day long and hosting summer barbecues, the private garden, secured by a fenced boundary, offers an inviting oasis of peace and relaxation.







*“Nobody in the world sells more property than RE/MAX”*



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