



**RE/MAX** PROPERTY



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24 Five Sisters View, Polbeth,  
West Lothian, EH55 8FJ

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This fantastic house is in a quiet cul-de-sac, close to local amenities and in catchment for great schools. Neutrally finished, this new build property – Only 1 Year Old - in Five Sisters View, will make a fantastic home. This home is ideal for many needs, especially for families requiring bedroom and office space. Lorna MacDonald and RE/MAX property are delighted to bring this 4 bedroomed property to the market.

This new development in Polbeth is set between Livingston and West Calder. The location is ideal, with the neighbourhood offering local amenities including schools, shops and social/recreational venues. Further supermarkets, sporting facilities, restaurants and all levels of schooling, can be found in nearby Livingston. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach M8 and A71 road network. Trains stations can be found in West Calder and Livingston, and Edinburgh International Airport is nearby.

### **Front Garden and Garage**

The welcoming approach is mainly finished with monoblock, creating a driveway and leading to the front door and garage with up and over door. There is also a grassed section to the front. The garage has power and light.

### **Entrance Hallway**

Entry to this inviting hallway is through a part glazed composite door allowing natural light to enter. The modern décor begins with neutrally painted walls and neutral laminate flooring. An under-stair cupboard provides storage space. Two ceiling lights, a radiator, power points, and a smoke detector complete this area.

### **Lounge**

**5.386m x 3.181m (17'08" x 10'05")**

This superb room has been painted with neutral tones to the walls and laminate to the floor. A large window to the front allows lots of natural light into the room, being further enhanced by two ceiling lights. A radiator, smoke detector, power points, tv aerial point and telephone point are also provided.

### **Open Plan Kitchen Diner**

**3.538m x 5.269m (11'07" x 17'03")**

This spacious room has many wall and floor mounted units finished in beige gloss, with co-ordinating light grey work surfaces. Decorated with magnolia painted walls, grey pattern splashback, beige splashback being hob area and continued laminate flooring. There is an under counter electric oven, a four-ring gas hob, a stainless steel extractor, integrated fridge freezer and integrated dishwasher, which will all be included in the sale. Natural light enters from the windows and double opening patio doors, to the rear of the property. The sink area comprises of a one and a half stainless steel sink with mixer tap and drainer. There are two ceiling lights, a radiator, heat detector and power points are provided.

### **Utility Room**

**2.191m x 1.475m (7'02" x 4'10")**

The utility room provides a practical, well-designed space. There is space for two under counter appliances with a grey work surface over. Decorated with magnolia painted walls and continued laminate flooring. A composite door with window from here allows access to the garden. Power points, extractor fan, radiator and a ceiling light complete the room.

### **Living Level Toilet**

**2.189m x 1.115m (7'02" x 3'07")**

This essential room for modern day living has been decorated with magnolia painted walls and grey vinyl to the floor, with a white tile behind the sink complimenting this. The suite comprises of a close coupled toilet and a pedestal sink. A window to the rear of the property allows natural light to flow into this space which is further complimented by a ceiling light. There is a radiator to finish off the room.

### **Stairs and Landing**

The décor continues with carpeted stairs and landing and magnolia painted walls. There is a ceiling light, a smoke detector, a radiator, power points and an attic hatch to complete this area.



### **Primary Bedroom**

**5.054m x 3.042m (16'06" x 9'11")**

This delightful room has neutrally painted walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. A radiator, a telephone point, tv aerial point and power points are provided.

### **En-Suite Shower**

**2.106m x 2.083m (6'10" x 6'10")**

This shower room has been decorated with magnolia painted walls, beige tiles in the shower area and behind the sink and vinyl to the floor. The suite comprises of a shower unit with mains shower, a close coupled toilet and a pedestal sink. A window to the front of the property allows natural light into the room and this is further complimented by a ceiling light. A radiator and extractor fan complete the room.

### **Bedroom Two**

**4.404m x 2.721m (14'05" x 8'11")**

This lovely room has been finished with neutral tones to the walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

### **Bedroom Three**

**3.870m x 2.882m (12'08" x 9'05")**

This great bedroom has been finished with magnolia painted walls and carpet to the floor. The window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

### **Bedroom Four**

**3.322m x 2.966m (10'10" x 9'08")**

The final bedroom has magnolia painted walls and carpet to the floor. A window to the rear of the property allows in lots of natural light and there is a ceiling light. Power points and a radiator are supplied.

### **Family Bathroom**

**2.729m x 1.978m (8'11" x 6'05")**

This pleasant room has been finished with neutrally painted walls, grey tiles around bath and sink splashback, and there is grey vinyl to the floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of a mains shower over bath, close coupled toilet and pedestal sink. There is a built in cupboard providing great storage space. A radiator and extractor fan are included.

### **Rear Garden**

The fantastic garden has a patio area outside the house with the majority of the garden grassed. There is fencing on all sides and a gate for side access. An excellent space to sit and relax or entertain.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned and light fittings are included in the sale. This house also benefits from solar panels, which will be 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 Lorna MacDonald direct on 07778 547461.

### **OFFERS**

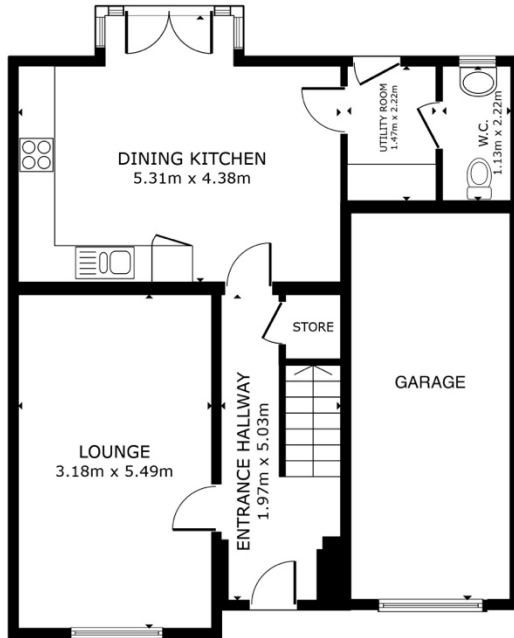
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

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

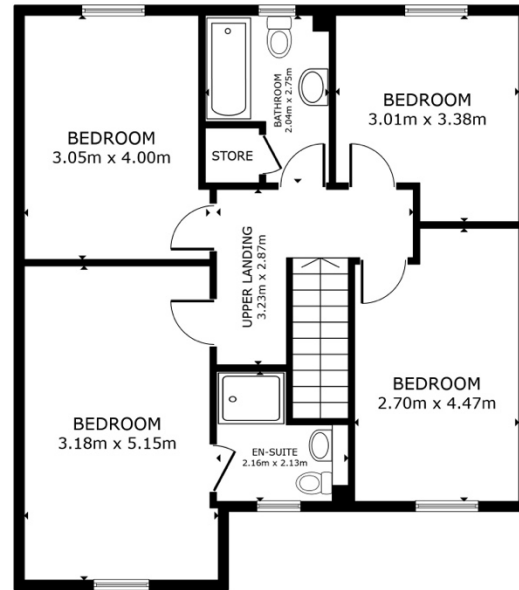






GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 56.1 m<sup>2</sup> FLOOR 1 68.6 m<sup>2</sup>  
TOTAL : 124.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 56.1 m<sup>2</sup> FLOOR 1 68.6 m<sup>2</sup>  
TOTAL : 124.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		84	85			83	84
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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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