



RE/MAX PROPERTY



25 Primrose Place, Livingston, EH54 6RN



Kris Bridges & RE/MAX Property are delighted to offer to the market this immaculate two-bedroom, semi-detached bungalow in the ever-popular residential area of Primrose Place in Eliburn. The property is situated at the end of a cul-de-sac in a unique corner plot with a large rear garden. The home benefits from an extension which has given the property an abundance of floor space and has an open-planned feel throughout. Further benefits include two double bedrooms, an impeccable bathroom with a walk-in shower, a modern, fitted kitchen with a breakfast bar and dining area and a decking area in the south-facing rear garden. Gas Central heating and double glazing are also included.

Eliburn is a highly sought-after location in the centre of Livingston. It's well served by local amenities, including a doctor's surgery based in Deans, and nursery, within the catchment area for Peel and Livingston Village Primary Schools, Inveralmond Community High School. 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.



Gardens

The property has a sizable driveway with access to the side of the home. Number 25 is situated in a unique corner plot with a very large rear garden. Decking and a garden shed are also included.

Entrance Vestibule

4' 0" x 2' 11" (1.22m x 0.89m)

The entrance vestibule is a lovely feature which welcomes you in to the lounge and also has a handy storage cupboard.

Lounge

18' 1" x 9' 10" (5.52m x 2.99m)

The lounge is a considerable room, which is light and bright with modern, neutral colours. There are power points situated at each corner of the room which is perfect for modern living and there are connections available for both Sky and Virgin TV.

Kitchen/Diner

19' 8" x 11' 2" (6.00m x 3.4m)

This is a modern, contemporary kitchen which has been fitted to a high standard. There is an abundance of storage cupboards and includes the following integrated appliances. Fridge/Freezer, Dishwasher, Tumble Dryer, Gas Hob, Electric Oven + Grill and there is also a washing machine which isn't integrated but has a purpose built space for.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.62m)

The first double bedroom is part of the extension and is a great-sized room with modern colours and a lot of space for bedroom furniture.

Bedroom Two

10' 6" x 9' 7" (3.21m x 2.93m)

The second double bedroom is another sizable room with neutral decor and space for large furniture.

Family Bathroom

7' 3" x 6' 3" (2.2m x 1.9m)

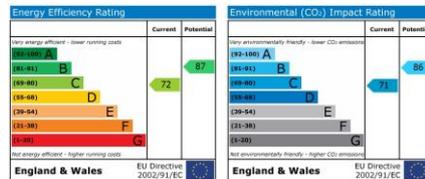
This modern, immaculate bathroom consists of a walk-in mains shower, tiled flooring and walls, chrome towel radiator and a mirrored cupboard.







GROSS INTERNAL AREA
FLOOR 1: 72 m²
TOTAL: 72 m²
MEASUREMENTS ARE APPROXIMATE AND ENVIRONMENTAL, 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.

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