

Turpie
&Co



16



16 Appleton Drive, Livingston, EH54 6FP

Visit www.turpies.com
or telephone 01506 668448



16

16 Appleton Drive, Livingston



With bright, and immaculately presented accommodation and an impressive landscaped garden, this is a wonderful four-bedroom detached Barratt family home quietly situated in an exclusive Livingston residential development.

With a sumptuous interior design and fantastic proportions, the accommodation includes a south-facing living room looking out to the front of the property, a generous and light-filled dining kitchen opening into the rear garden, utility adjoining the dining kitchen, ground floor WC, luxurious south-facing principal double bedroom with en-suite shower room, three double bedrooms, and a family bathroom. Thoughtfully designed to provide all that is needed for modern family living, the accommodation is completed with a versatile garden room/office, garage, and driveway.

Quietly situated in Livingston's sought-after Eilburn residential area the property enjoys access to the nearby Eilburn Park with its walking routes, woodlands, and reservoir, yet is minutes away from Livingston North Train Station as well as the superb retail and leisure amenities on offer in what is West Lothian's largest town.

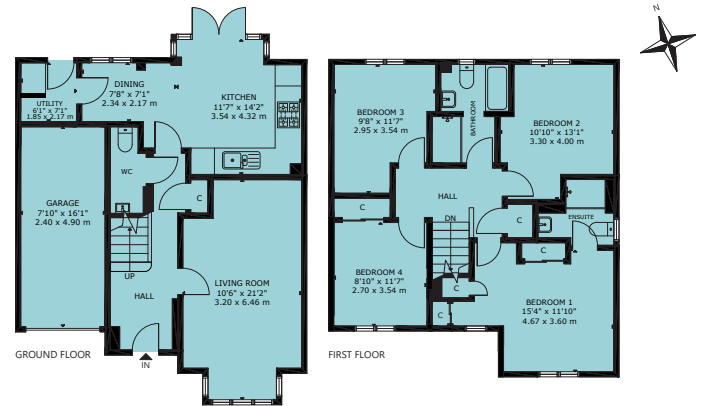
What's special about this house

- Wonderful modern family home presented in immaculate condition and offering thoughtfully planned accommodation finished to a high standard.
- Light-filled living room with a front aspect over the lawn. The tasteful décor includes pendant lighting, and wall finishes in a soft natural tone. A perfect place to relax as a family.
- Dining kitchen with French doors leading out to the enclosed rear garden. Sleek gloss wall and floor cabinets in an earthy hue are complemented by white worktops. High-spec integrated appliances include an eye-level double oven, gas hob, and an extractor hood, whilst the adjoining utility room offers further space and rear garden access.
- Generous principal double bedroom with an elegant interior including two built-in mirrored wardrobes. The luxurious feel is enhanced by a walk-in en-suite shower room.
- Delightful enclosed landscaped rear garden with lawn, sandstone paving, and a high-quality decking and pergola to provide a superb entertaining area.



Location and Amenities

- A peaceful residential setting just a 5-minute drive from Eilburn Park with its play area, woodland walks, reservoir, and sports pitches.
- 10-minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive, providing a wide variety of high street stores, boutiques, cafés, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (31 miles); the M9 is a short drive.
- Edinburgh International Airport is just 12 miles away from the property.
- Scenic green spaces on the doorstep include Eilburn Park and Almond Valley Heritage Park.
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo.



Dimensions:

Ground Floor –

Living room	3.20 x 6.46m
Kitchen	3.54 x 4.32 m
Dining	2.34 x 2.17m
Garage	2.40 x 4.90m

First Floor –

Bedroom 1	4.67 x 3.60m
Bedroom 2	3.30 x 4.00m
Bedroom 3	2.95 x 3.54m
Bedroom 4	2.70 x 3.54m

Extras

All flooring covering, light fittings, blinds, curtains and garden hut are included.

EER Band is: TBC

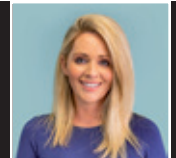
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“In excellent condition, close to lively Livingston and peaceful retreats, this stylish home is perfect for comfortable family living.”

Home Report valuation	TBC
Internal floor area	128m ²
School catchment	Peel Primary School and a short drive from West Lothian College
Council tax band	TBC
Train station	Livingston North 1.6 miles Bathgate 4.6 miles Livingston South 5.1 miles

Turpie Co

Pioneers in Property



Natasha Fontaine
Property Manager