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101

101 Buchanan Crescent, Eliburn,  
Livingston, EH54 7EF

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# 101

## Buchanan Crescent, Eliburn

**This attractive detached three-bedroom home, located just minutes from Eliburn Park, is presented in turn-key condition and is the perfect choice for a growing family.**



Situated in a sought-after residential development the modern interior of the house boasts a tasteful decor, plentiful natural light and high-quality fixtures and fittings. The comfortable and well-designed layout includes a dual aspect living room which flows through to the dining room and garden beyond; a stylish kitchen with adjacent WC and utility room; three generously proportioned double bedrooms, one with an en-suite shower room; and a well-appointed bathroom.

Occupying a fantastic location, the property is just a short drive from the exclusive Deer Park Golf and Country Club. Local Schools and convenience stores are within walking distance, and it is an ideal spot from which to explore Livingston's excellent dining, retail, and leisure amenities.

### *What's special about this house*

- Dual aspect living room which flows through to the dining room and garden beyond. The carpeted living room is decorated in soft neutrals, and with an electric fireplace set into an illuminated mantelpiece. With wood-inspired flooring and sliding doors to the rear garden, the dining room is perfect for informal and formal gatherings.
- Kitchen showcasing white shaker-style wall and floor units, butcher block worktops, natural-hued splashback, and high-spec integrated appliances including an extractor hood, oven, microwave, and induction hob. It benefits from an adjacent utility room with garden access and a WC.
- Impressive principal double bedroom with a stylish décor, built-in wardrobes, and a luxurious monochrome en-suite shower room complete with a hidden cistern WC and washbasin built into vanity.
- Low maintenance front garden, integral garage, and driveway. Well-presented enclosed rear garden mainly laid to lawn with established borders and sandstone paving.







# Location and Amenities

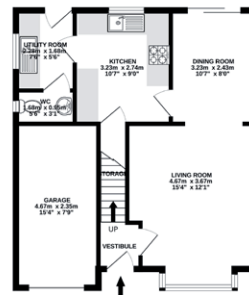
- Walking distance to local primary schools. A short drive from West Lothian College and St John's hospital.
- A popular residential setting, just a 10-minute walk from Eliburn Park with its play area, woodland walks, reservoir, and sports pitches.
- 10-minute drive from the exclusive Deer Park Golf 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.
- Ideal commuter location close to the M8 with easy access to Edinburgh (19 miles) and Glasgow (30 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is under a 5-minute drive.
- Edinburgh International Airport is just 11 miles away from the property.
- Scenic green spaces on the doorstep include Eliburn Park, Peel Park, and Almond Valley Heritage Park.



*“Comfortable and bright new-build family home presented in pristine condition and enhanced by a driveway, integral garage, and rear garden.”*

Home Report valuation	£280,000
Internal floor area	98m <sup>2</sup>
School catchment	Deans Primary School, and Inveralmond Community High School
Council tax band	Band E
EPC band	Band D
Train station	Livingston North 0.5 miles Uphall 2.5 miles Livingston South 3.6 miles

GROUND FLOOR



1ST FLOOR



## Dimensions:

### Ground Floor –

Living Room	3.67 x 4.67m
Kitchen	2.74 x 3.23m
Dining Room	2.43 x 3.23m
Utility	1.68 x 2.28m
WC	0.95 x 1.68m

### First Floor –

Bedroom 1	3.40 x 3.64m
Ensuite	1.59 x 1.77m
Bedroom 2	3.56 x 4.13m
Bedroom 3	3.29 x 3.72m
Bathroom	1.68 x 2.28m

## Extras

All floor coverings with exception of gym mat flooring in garage, light fittings, and blinds are included.

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.

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**Gillian Greenwell**  
Director