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10 Kirkfield West Livingston Village EH54 7BD

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Lying in the heart of Livingston, this immaculate three-bedroom home epitomises stylish modern living just minutes from amenities and transport links.

Set over two floors and boasting a driveway and south-west-facing rear garden the bright and spacious property is characterised by stunning interiors with high-spec fixtures and fittings. The well-designed layout includes a light-filled dual-aspect dining lounge opening to the rear garden and leading to the contemporary kitchen; a guest WC; three double bedrooms; a well-appointed garage conversion offering a variety of uses; and a family bathroom.

Enjoying a family-friendly location within walking distance of Livingston Village Primary School, this property which is only a short drive from Livingston's array of restaurants, shops, and leisure choices presents an exceptional opportunity.

What's special about this house

- Enjoying a bright and flexible layout, immaculate interiors, and an enclosed rear garden, this three-bedroom detached Livingston home epitomises comfortable modern family living.
- Bright dual-aspect lounge opening to the rear garden and leading seamlessly into the adjoining kitchen. Spanning the length of the property it allows for a variety of furniture configurations and is currently used as an elegant dining area along with one for relaxation.
- Contemporary kitchen boasting a sleek aesthetic and featuring under-base-lit handleless white gloss wall and floor units, slate grey worktops, and high-spec integrated appliances including an extractor hood, induction hob, and oven.
- Good-sized principal double bedroom featuring built-in wardrobes and a tasteful décor.
- Close to local schools, green spaces, Livingston's retail and leisure amenities, and efficient commuter links to Edinburgh and Glasgow.



Location and Amenities

- Catchment for Livingston Village Primary School, and St Margaret's Academy. A short drive from West Lothian College and St John's Hospital
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a 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 five-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (17 miles) and Glasgow (36 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 12 miles from the property.
- Green spaces include Eliburn Park, Bellsquarry Wood, and Almond Valley Heritage Park.
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo



“Stylish & spacious, this immaculate three-bedroom home in Livingston offers modern living, a south-west garden, and excellent amenities nearby.”

Home Report valuation	£290,000
Internal floor area	115.8 m ²
School catchment	Livingston Village Primary School, St Margaret's Academy
Council tax band	Band D
EPC band	Band C
Train station	Livingston North 2.4 mile



Dimensions:

Ground Floor –

Lounge/Dining/Kitchen	8.40 x 6.60m
Garage Conversion	5.32 x 2.80m
WC	1.80 x 0.95m

First Floor –

Bedroom (1)	4.89 x 2.42m
Bedroom (2)	3.93 x 2.80m
Bathroom	2.95 x 1.94m

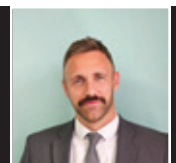
Extras

Integrated oven/hob, dishwasher, fridge, freezer 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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Pioneers in Property



Steven Irvine
Property Manager