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Eastcrot Court, Livingston, EH54 7ET

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# 30

## Eastcroft Court, Livingston



Peacefully situated at the end of a cul-de-sac just a ten-minute walk from Livingston Village, this breathtaking detached four-bedroom home with a south-facing private rear garden presents an exceptional opportunity.

Finished to an excellent standard throughout and with a layout designed for modern family life and entertaining, the desirable property features high-end fixtures and fittings throughout including solid oak and natural stone flooring, oak doors, new bathrooms, and a designer kitchen alongside a driveway and integral garage.

The carefully considered layout comprises an elegant bay-windowed living room opening to an adjoining dining room which leads in turn to a spacious sun room and out to the south-facing rear garden. The contemporary kitchen/family area and WC round off the ground floor layout. A high-quality oak stairwell and balustrade ascends to the first floor where four impressive bedrooms are found, the principal with a luxurious en-suite. Completing the internal accommodation is a high-end family shower room.

A ten-minute walk from Livingston Village and within easy reach of transport links and picturesque green space, this outstanding home is a must-see.

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

- Stunning bay-windowed living room boasting an elegant decor including handsome solid oak flooring and a showstopping state-of-the-art fireplace housed in a Portuguese Limestone mantel.
- Versatile dining room accessed through chic partially glazed oak French doors from the living room. Opening out into an adjoining sun room, this carefully considered part of the home offers a wonderful place in which to entertain.
- Sun room enjoying a dual-aspect, and opening to the south-facing rear garden. A wonderful light and airy year-round retreat, it benefits from new patio doors.
- Highly desirable contemporary kitchen showcasing gloss white wall and LED illuminated floor cabinetry alongside sleek black granite worktops and high-spec integrated appliances. A peninsula counter allows for informal dining while the space opens into a comfortable lounge and leads to the integral garage.
- Beautifully presented and bright bay-windowed principal double bedroom showcasing a generous footprint, built-in wardrobes, and a luxurious upgraded en-suite rainfall shower room.
- Neat landscaped lawn to the front bordering the driveway. An enclosed and private south-facing rear garden with an alfresco dining area bordering a low-maintenance artificial lawn. A garage and driveway provide off-street parking.

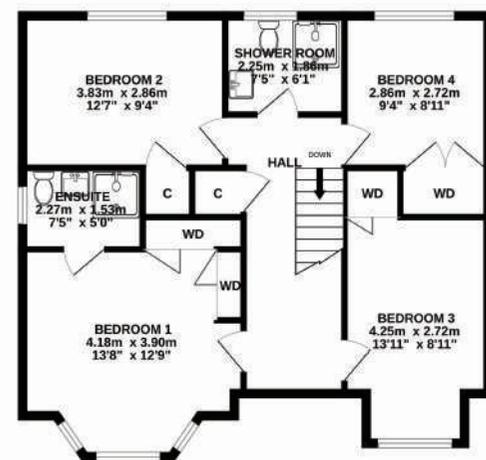


## Location and Amenities

- Catchment for Peel Primary School and Inveralmond Community High School.
- Within easy reach of Livingston Village with a pub, coffee shop, barber, corner shop and beautician.
- The Centre Livingston and Livingston Designer Outlet are a 5-minute drive, providing a wide variety of high street stores, boutiques, cafès, and casual dining.
- 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 less than a 10-minute drive.
- Edinburgh International Airport is just 10 miles away
- Green spaces on the doorstep include walks behind Mill Farm, the Almond River and all along to Eliburn Reservoir.
- Near to family-friendly activities such as Almond Valley Heritage Park which is a 5-minute walk.

### Extras

*All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine, fridge/freezer, and playhouse are included*



Home Report valuation	£460,000
Internal floor area	165.5m <sup>2</sup>
School catchment	Peel Primary School Inveralmond Community High
Council tax band	F
EPC rating	C
Train station	Livingston North

### Ground Floor

Living Room	5.53 x 4.00m
Dining Room	4.00 x 2.75m
Sun Room	4.86 x 3.25m
Kitchen	6.04 x 3.38m
Family Area	4.65 x 2.31m
WC	1.68 x 1.17m
Garage	5.28 x 2.41m

### First Floor

Bedroom 1	4.18 x 3.90m
En-suite	2.27 x 1.53m
Bedroom 2	3.83 x 2.86m
Bedroom 3	4.25 x 2.72m
Bedroom 4	2.86 x 2.72m
Shower Room	2.25 x 1.86m

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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**Kirsty Black**  
Property Manager