



## 8 Butlers Place, Livingston, West Lothian, EH54 6TD

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

This spacious and beautifully presented three-bedroom semi-detached home offers generous living space, private gardens, a driveway and a garage. Set 'off-street' in a quiet cul-de-sac, located in a residential area of Livingston, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, conservatory, three flexible bedrooms, a family bathroom and a ground-floor WC.

This exceptional family home features a bespoke rear extension with skylight windows, an additional conservatory, and light, fresh decor throughout. Ready-to-move-in, there is a generous modern fitted kitchen, a stylish bathroom, HIVE gas central heating, and contemporary flooring.

In addition, there is double glazing, and superb storage with a floored loft and a generous garage with power and lighting. Boasting private parking in front, low-maintenance gardens continuing from the side to the rear, with patios and a synthetic turf lawn.

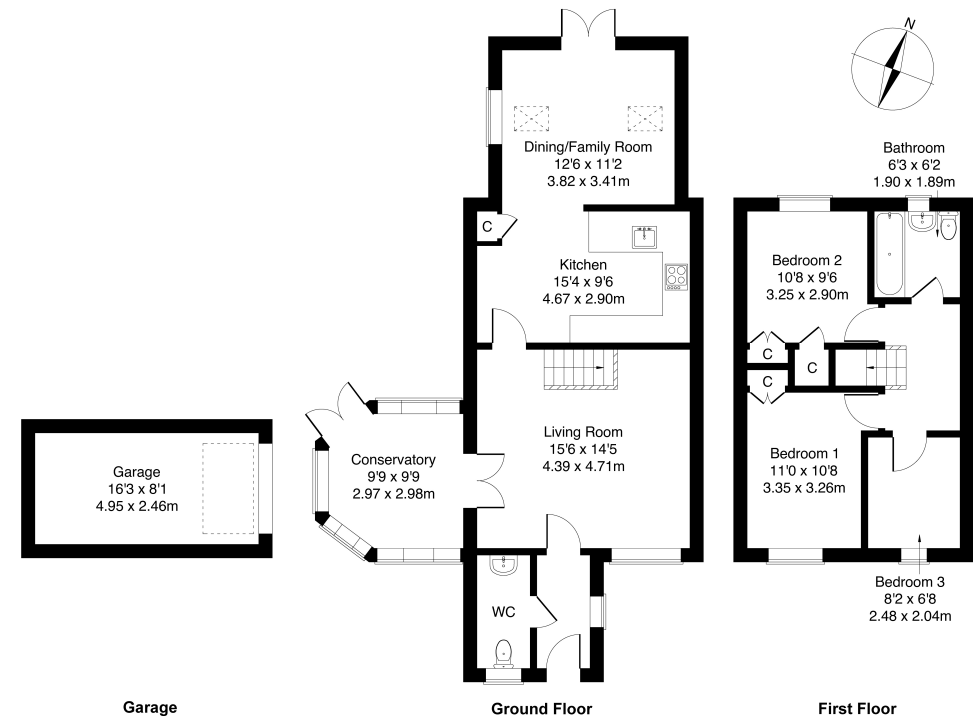
A welcoming vestibule gives access to a convenient ground-floor WC, and opens onto a bright and airy lounge featuring tasteful neutral décor, wood-effect flooring, and patio doors leading to a charming conservatory – an ideal space for relaxing or entertaining, with direct access to the side garden. Off the lounge, an exceptionally spacious kitchen and dining/family room extension creates a versatile hub of the home. This stylish space is bathed in natural light from skylight windows and further patio doors that open onto the rear garden. The modern kitchen is well-appointed with a range of wall and base units, stone-effect worktops, tiled splashbacks, and integrated appliances including an oven, hob, dishwasher, and washing machine.

Upstairs, the carpeted staircase leads to three well-proportioned bedrooms. The front-facing principal bedroom boasts a built-in wardrobe, wood-effect flooring, and a bright finish. Bedroom two also includes a built-in wardrobe and additional storage, while the third bedroom is similarly well-finished. Completing this home, a family-sized bathroom is fitted with a stylish three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Livingston, the largest town in West Lothian, offers an exceptional range of shopping, leisure, and recreational amenities. Highlights include the Livingston Centre and the popular Livingston Designer Outlet, as well as a wide selection of local shops and major supermarkets. The town also boasts excellent sports and leisure facilities, including swimming pools, golf courses, sports

centres, parks, woodlands, and an extensive network of walking and cycling paths. Residents benefit from well-regarded nursery, primary, and secondary schools, along with outstanding transport links. The M8 and A71 provide easy road access, while two railway stations offer direct connections to Edinburgh, Glasgow, and beyond.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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