



## 24 Bam Place, Livingston, West Lothian, EH54 7EN

Tastefully Presented, Four-Bedroom, Detached Family Home, with Gardens, Driveway & Detached Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



# Property Description

Tastefully presented and spacious, four-bedroom, detached family home, with gardens, driveway and a detached garage. Set on a generous and desirable corner plot, in a sought-after residential area of Livingston, West Lothian.

Comprises an entrance hall, living room, dining room, kitchen, utility room, four flexible bedrooms, an en-suite, a family bathroom and a ground floor WC.

Highlights include a fitted kitchen with space for a full range of appliances, and quality Karndean flooring for the ground floor. An ideal family home, there is an impressive dual-aspect living room, gas central heating and double glazing,

Superb storage, integrated storage included wardrobes for each bedroom, a floored loft and the garage with power and lighting. There is lawn to the front, a driveway for the garage, an enclosed side patio with two sheds, and a highly maintained south-facing rear garden.

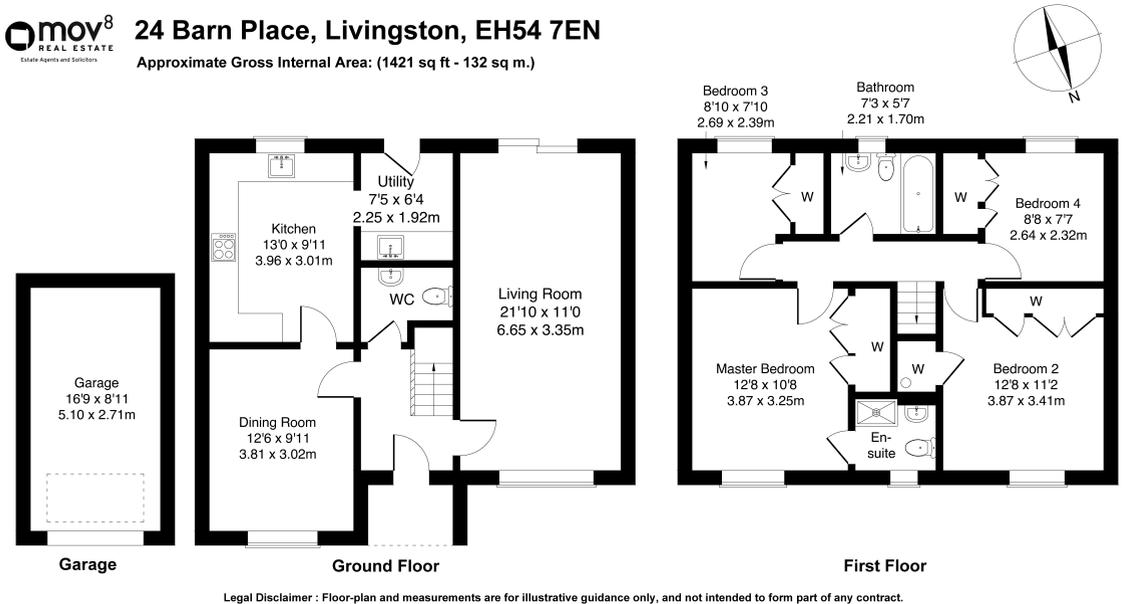
This beautifully presented home welcomes you with a bright and spacious entrance hall, offering access to all ground-floor rooms, including a convenient WC, a practical utility room, and a versatile family dining room. To the front, the dual-aspect living room is filled with natural light and features elegant wood-effect flooring, a charming fireplace, French patio doors, and a stylish central light fitting—perfect for relaxing or entertaining. At the rear, the modern fitted kitchen boasts a tiled splashback, a gas hob with extractor hood, a sink with drainer, and plenty of space for a range of freestanding appliances. The adjoining utility room provides additional storage and functionality, complete with space for freestanding appliances as well as access to the rear garden

Upstairs, the front-facing master bedroom offers a peaceful retreat with carpeted flooring, a built-in wardrobe, and a sleek three-piece en-suite. Three further generously sized bedrooms all feature built-in storage, with two enjoying stylish wood-effect flooring. A family bathroom with a three-piece suite and a shower over the bath completes the upper level.



## 24 Barn Place, Livingston, EH54 7EN

Approximate Gross Internal Area: (1421 sq ft - 132 sq m.)



# Area Description

Situated in the heart of West Lothian, Livingston is the region's largest town and offers an outstanding array of amenities. Residents enjoy access to premier shopping destinations such as The Centre and the Livingston Designer Outlet, alongside a wide selection of local shops and major supermarkets. The town also caters to a variety of lifestyle and leisure needs, boasting a wealth of recreational options including scenic parks, woodlands, a network of walking and cycling paths, swimming pools, golf courses, libraries, sports

centres, and a multi-screen cinema. Families are well served by a range of highly regarded nursery, primary, and secondary schools, making Livingston an ideal choice for households of all ages. Commuters benefit from excellent transport links, with the M8 motorway to the north and the A71 to the south, providing easy road access to Edinburgh and Glasgow. Additionally, two railway stations serve separate lines, offering convenient rail connections to both cities and beyond.





### Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

### Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

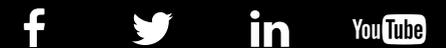
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.