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25 Caldercruix Crescent, Eliburn, Livingston, EH54 7FS

Immaculately Presented, Three-Bedroom, Mid-Terrace Home

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Property Description



25, Caldercruix Crescent, Eliburn, Livingston EH54 7FS

Approximate Gross Internal Area: (797 sq ft - 74 sq m.)

Immaculately presented, three-bedroom, mid-terrace home, with gardens and a driveway. Set in a modern, residential development, located in Livingston, West Lothian.

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

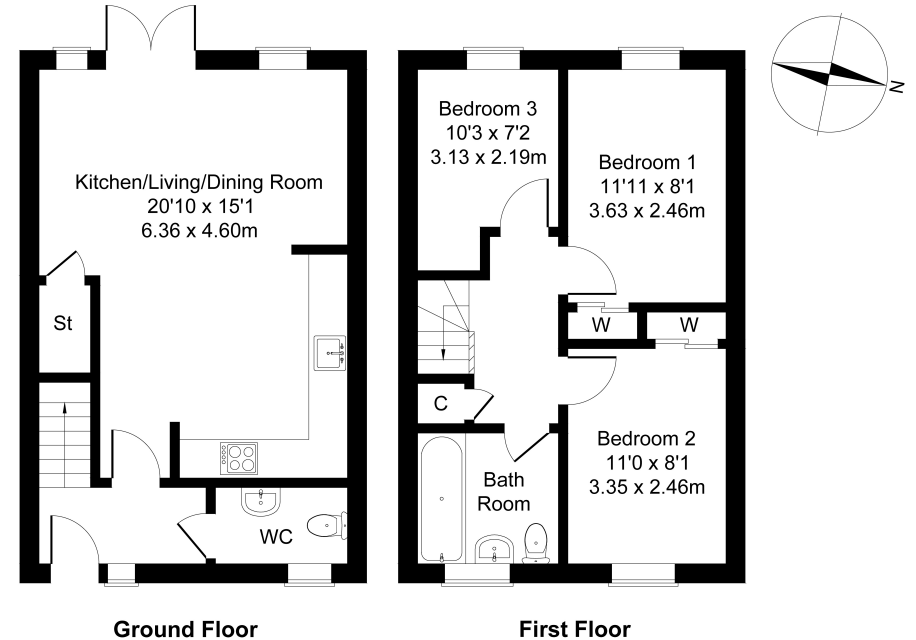
Highlights include a stylish, fitted kitchen, modern bathroom suites, continuous contemporary flooring for the ground floor and modern lighting. In addition, there is gas central heating, double glazing, multiple TV points and good storage provision.

Externally, there is a small lawn and a mono-blocked driveway to the front, whilst a generous, rear garden features a lawn and a patio. This modern residential development provides maintained, communal grounds and additional visitor parking spaces.

A bright entrance hallway, with a WC, leads into a spacious, open-plan area, with access, via French doors, to the garden. Including built-in, cupboard storage, the generously proportioned floorplan offers great flexibility for both lounge and dining furniture, and is fitted with a stylish, contemporary kitchen. The modern, streamlined units are integrated with a double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

Upstairs, a landing, with storage, leads to the home's three bedrooms and a family bathroom. All three bedrooms are tastefully presented and carpeted for comfort, with bedrooms one and two including built-in wardrobe storage, and bedroom three offering a good-sized, versatile space, with options for use.

Completing the accommodation, a bright, family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls and flooring.



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, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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