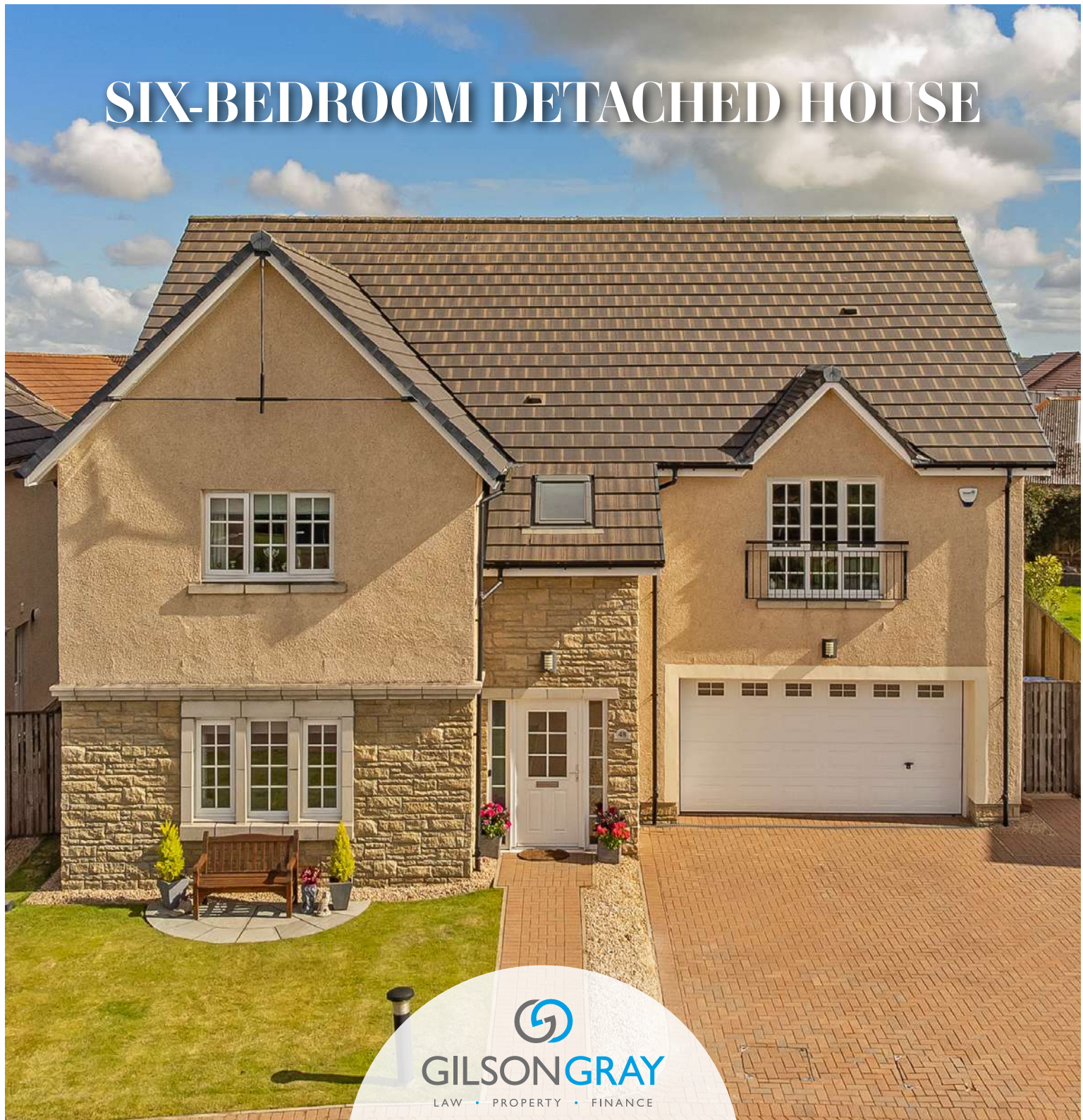


# 48 WEST CAIRN VIEW

Livingston, West Lothian, EH54 9FF

## SIX-BEDROOM DETACHED HOUSE



# DESIRABLE AND SCENIC SETTING IN LIVINGSTON

## CONTENTS

**07** **Welcome to 48 West Cairn View**  
An exceptional choice for a family home

**08** **A peaceful setting**  
A tranquil and scenic setting

**12** **Open-plan living**  
perfect for relaxed social gatherings and daily life

**15** **The kitchen**  
A bright integrated breakfasting kitchen

**18** **Southwest-facing living room**  
Southwest-facing living room with living-flame fire

**20** **The bedrooms**  
Spacious and flexible bedrooms with a wealth of storage and luxury bathroom facilities

**24** **The bathrooms**  
Three-ensuite shower rooms and a four-piece family bathroom

**26** **Gardens & parking**  
A generous manicured garden enclosed and safe for family recreation

**28** **Livingston**  
Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier



**PROPERTY NAME**

48 West Cairn View

**LOCATION**

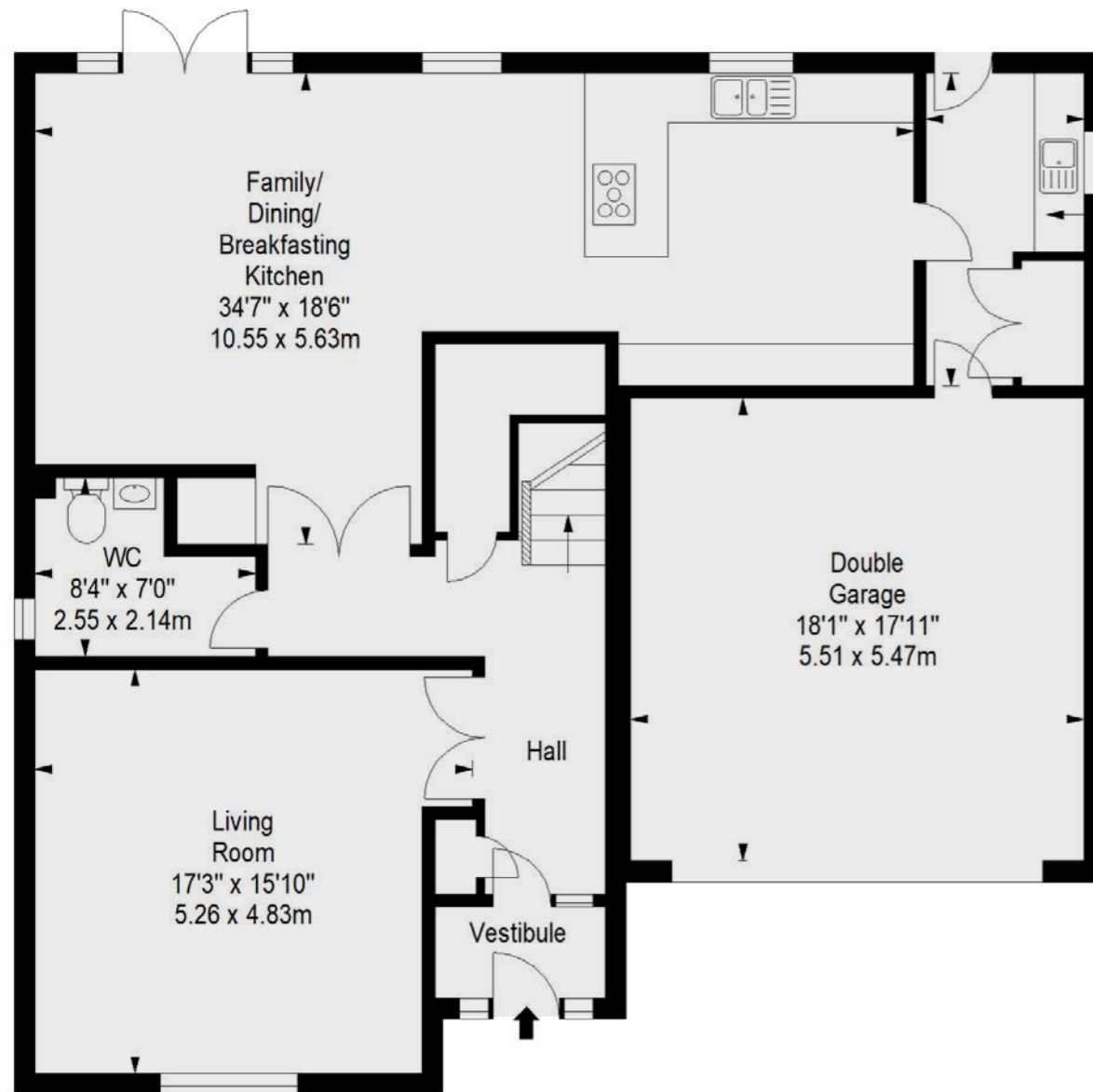
Livingston, West Lothian, EH54 9FF

**APPROXIMATE TOTAL AREA:**

269.2 sq. metres (2897.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

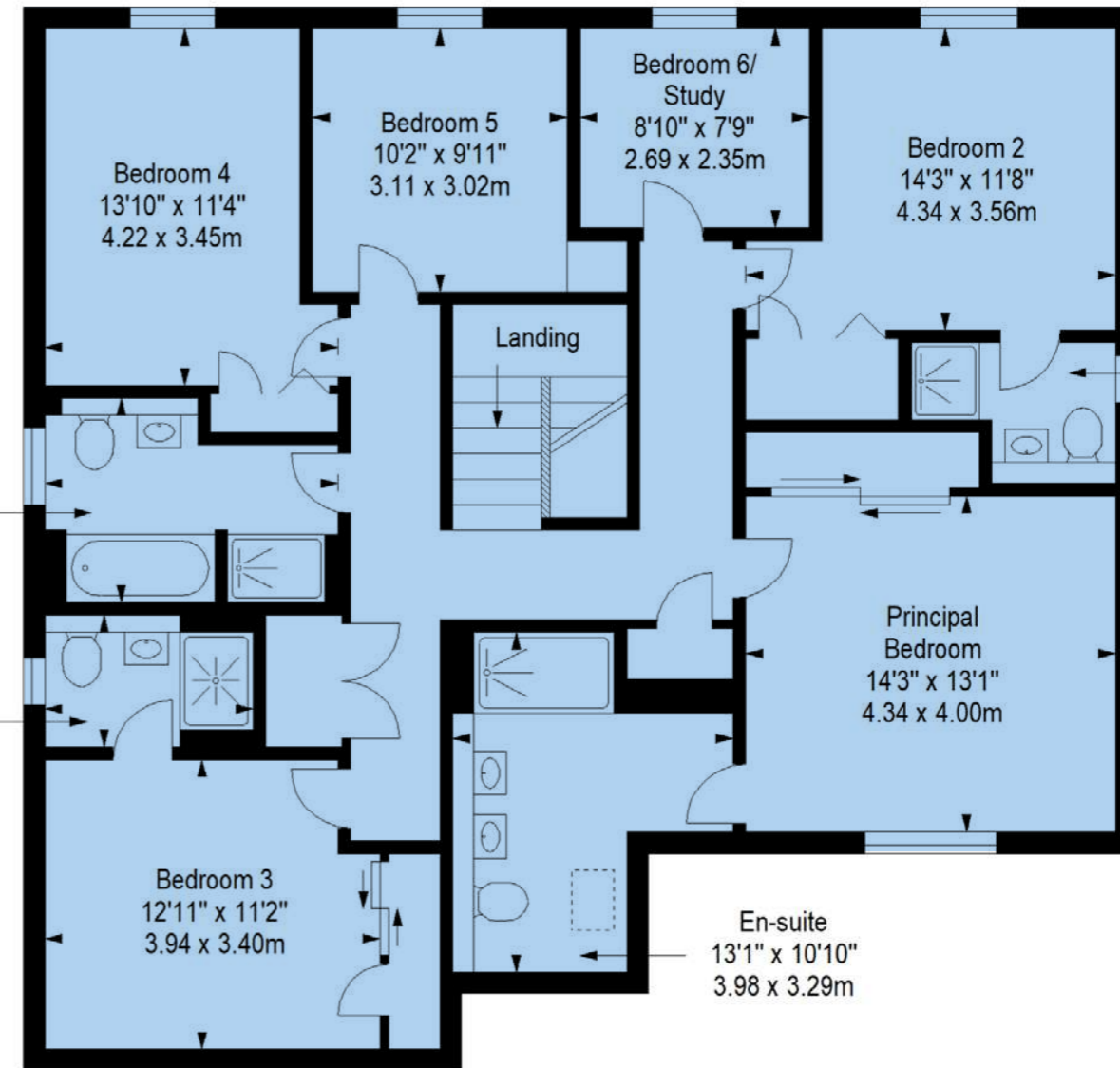
The floorplan is for illustrative purposes.  
All sizes are approximate.



**Utility Room**  
12'3" x 6'0"  
3.73 x 1.84m

**Bathroom**  
11'3" x 7'10"  
3.44 x 2.38m

**En-suite**  
8'1" x 5'2"  
2.46 x 1.57m



**En-suite**  
7'10" x 5'5"  
2.39 x 1.64m

# WELCOME TO 48 WEST CAIRN VIEW



This remarkable detached house is quietly situated in the highly sought-after Murieston Gait CALA development beside picturesque open countryside. It epitomises luxurious modern living with versatile and stylish high-end interiors. The property boasts six bedrooms, three en-suite shower rooms, a family bathroom, and a fifth WC. Additionally, there is an open-plan living/dining area and integrated kitchen with a utility room. It also features a formal reception room, options for home working, a secure landscaped garden, a double garage, and a private driveway.

## GENERAL FEATURES

Popular well-connected town  
Peaceful setting with country views  
Highly sought-after CALA development  
Generous detached family home  
Tasteful high-end interiors  
EPC Rating - B | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance hall with WC and storage  
Open-plan family/dining room and bright integrated breakfasting kitchen  
Southwest-facing living room with living-flame fire  
Five double bedrooms (four with storage)  
One single bedroom/home study  
Three-ensuite shower rooms  
Four-piece family bathroom  
Utility room with garage access  
Gas central heating and double glazing

## EXTERIOR FEATURES

Generous fully-enclosed rear garden  
Inviting front garden  
Integral double garage (with electric charging point)  
Private driveway

# AN EXCEPTIONAL CHOICE FOR A FAMILY HOME

with a tranquil and scenic setting

Situated on the fringes of Livingston, within an exclusive residential community, this luxury detached house sits along a peaceful cul-de-sac giving way to unspoilt countryside. The modern family home promises space, versatility, and convenience with six bedrooms, five washrooms, and generous living space. The interiors are immaculate, featuring stylish quality fittings and thoughtful accent décor in subtle tones. The property is complemented by an attractive enclosed garden, an integral garage, and a private driveway.



# Airy entrance hall, accessed via a practical vestibule



# OPEN-PLAN LIVING



## perfect for relaxed social gatherings

The airy entrance hall, accessed via a practical vestibule, houses useful storage and a convenient WC. Its hardwearing wood-inspired flooring continues into the adjoining main living space. This spans almost the full width of the property, with an open layout that creates a social hub for all the family. Featured are a comfortable sitting area with French doors opening onto the garden and a six-seater dining area beside a kitchen with a casual breakfasting peninsula.

# BRIGHT INTEGRATED

## breakfasting kitchen



The kitchen is well-appointed with a collection of units and expansive worktops, in tasteful natural tones. Top-spec appliances are fully integrated to achieve a flawless finish and comprise a fridge freezer, a dishwasher, a double oven and grill, and a five-ring gas burner with a feature island hood. A well-lit adjoining utility room is fitted identically, with space/plumbing for under-counter goods. It also handily opens onto the garden and into the garage.





## Southwest-facing living room

Completing the downstairs is a southwest-facing living room with elegant décor, sumptuous carpeting, and a focal living-flame fire – a delightful formal reception room or retreat for the grown-ups!





# SPACIOUS AND FLEXIBLE BEDROOMS

Upstairs, six spacious bedrooms fan off a central galleried landing, with all areas plushly carpeted for optimum comfort. The bedrooms include five double rooms and a single bedroom/home study, plus there is a superb amount of storage on this floor.



The superior principal suite incorporates a bedroom lit by a floor-length window and accompanied by excellent bespoke storage, as well as a light and airy shower room



# THE BATHROOMS

Three-ensuite shower rooms and a four-piece family bathroom



Three double rooms benefit from en-suite facilities, including the superior principal suite. This incorporates a bedroom lit by a floor-length window (with a Juliet balcony) and accompanied by excellent bespoke storage, as well as a light and airy shower room featuring double basins and vanity storage. Completing the upstairs is a bright family bathroom with a shower and separate bath.



# A GENEROUS MANICURED GARDEN

enclosed and safe for family recreation



The large rear garden is fully enclosed and looks out to the countryside. It is attractively landscaped with a manicured lawn and sandstone paving leading to a private corner seating area. Convenient private parking includes a double garage with an electric charging point and a driveway. Additionally, at the front, there is a lawn and bench seating area that offers a lovely spot to enjoy the scenic surroundings. There is also external downlighting around the property.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Bannatyne Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.



# LIVINGSTON, WEST LOTHIAN

Peaceful setting with country views



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