



# Eliburn, Livingston

65 CALDERCRUIX CRESCENT, LIVINGSTON EH54 7ES

This bright and modern, three-bedroom, detached house, boasts spacious accommodation with a lovely garden, set in a select development surrounded by nature yet located in a very popular and convenient part of Livingston close to excellent amenities and road links.



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## DESCRIPTION

Rare opportunity to purchase this thoughtfully planned and stylish detached House in a leafy development, in move in condition with a high spec interior. The accommodation comprises:

- Entrance hall with under-stairs cupboard and Guest Cloakroom
- Light and spacious Sitting Room, Kitchen/Breakfast Room
- Ground floor Bedroom/Dining Room and Utility Room
- First Floor Landing with principal Bedroom with en suite Shower Room
- Double Bedroom and Family Bathroom
- Private Front and Rear Gardens, Driveway with parking for two cars
- Solar Panels, Double Glazing and Gas Central Heating throughout

## LOCATION

Caldercruix Crescent is located in the sought after Eliburn area of Livingston, a quiet, residential spot well located for a variety of local amenities. A pleasant walk along the National Cycle Route leads to Livingston Village, and further along is the extensive array of superstores and eateries in Livingston Designer Outlet with a M&S, Aldi, Asda and Sainsburys as well as a Vue Cinema. For further variety The Centre, Livingston is also within easy reach. For the more athletic, Pure Gym is nearby as well as easy access to the lovely parks and woodlands around Deer Park and Eliburn Park. Schooling is available at all levels. Livingston sits within the central belt of Scotland and is ideal for commuters (lies within easy commuting distance of both Edinburgh and Glasgow) with good road and rail links. North Livingston Rail Station is just down the road with direct routes east and west and for the motorist, the adjacent M8 provides easy road links to most parts of central Scotland. There are also regular bus services which run nearby providing access to local services and amenities.

## EXTRAS

All fitted floor coverings will be included in the sale together with the integrated appliances which include fridge, freezer, dishwasher and oven/hob. The washer, tumble dryer and items of furniture can be made available by separate negotiation.

## COUNCIL TAX BAND

Band E

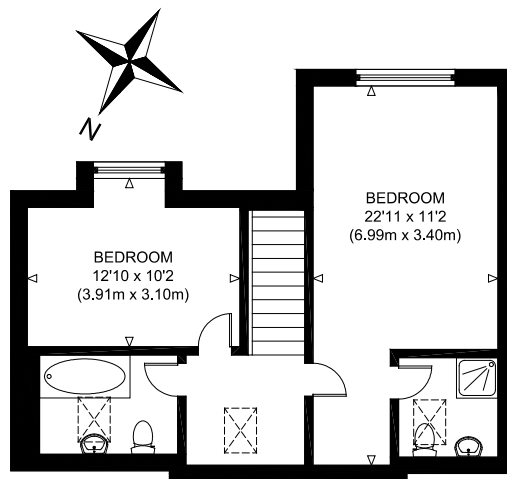
## VIEWING

By appointment with Agents : Tel: 0131 467 7550

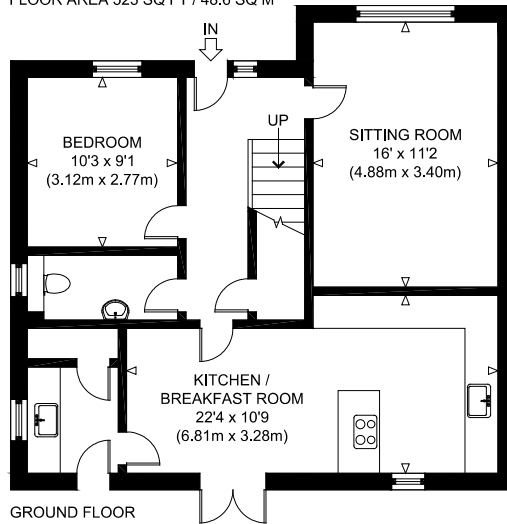








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 523 SQ FT / 48.6 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 717 SQ FT / 66.7 SQ M

CALDERCRUIX CRESCENT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1240 SQ FT / 115.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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