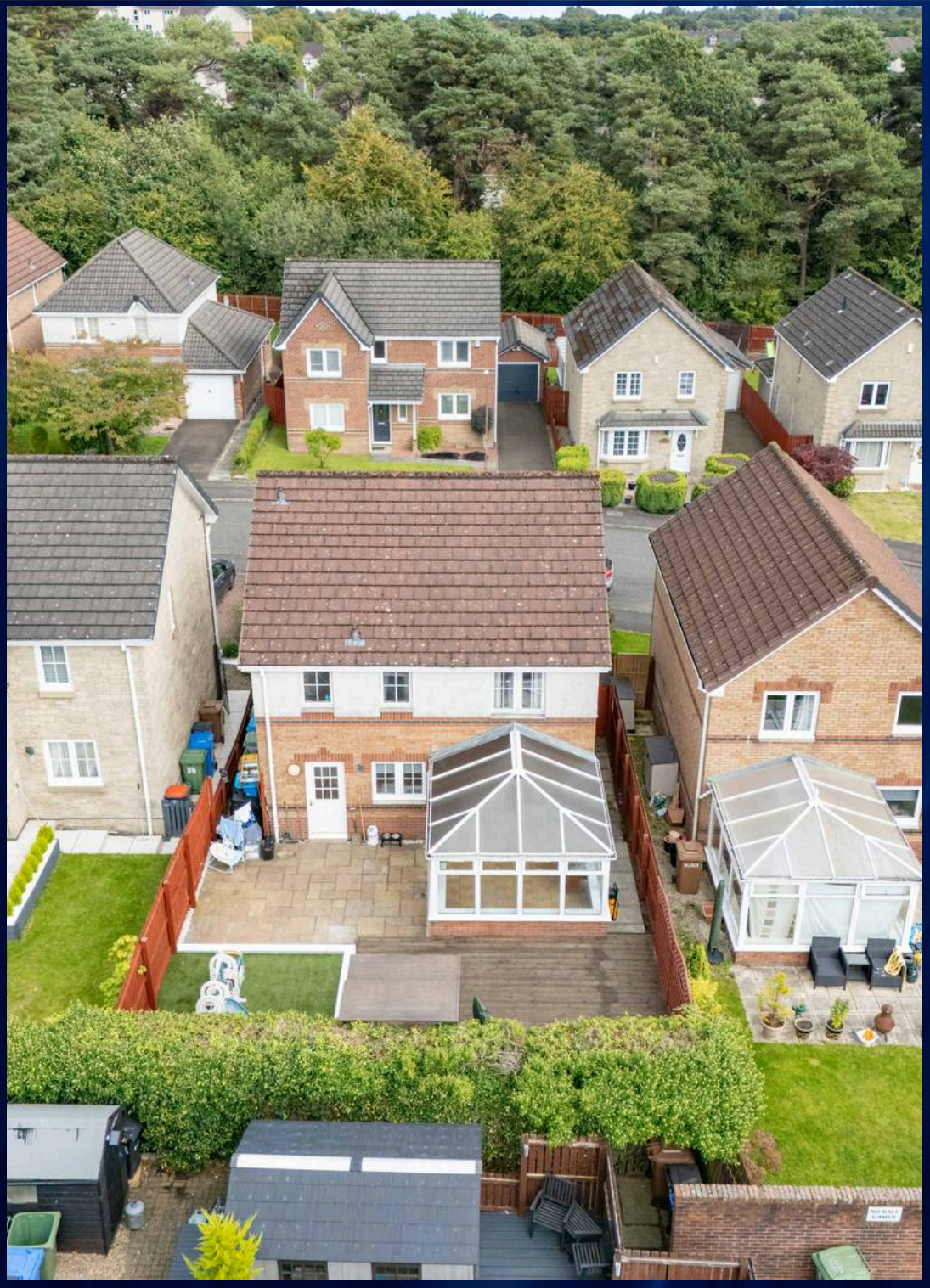


REMAX
Property

97 Buchanan Crescent, Livingston

Fixed Price £310,000



Derrick Mooney & REMAX Property are delighted to welcome you to this impressive four-bedroom detached house which offers spacious and versatile accommodation, ideal for modern family living. The property features a recently fitted family bathroom and a convenient downstairs WC, providing comfort and practicality for busy households. The remodelled kitchen is equipped with contemporary units and seamlessly flows into a separate utility room, offering ample storage and workspace. Each of the four bedrooms is a generous double (one with En_Suite), ensuring plenty of space for family members or guests. The heart of the home is the gorgeous conservatory, which provides an inviting space for relaxation or entertaining, filled with natural light and views towards the rear. Additional benefits include a private driveway. The property is conveniently located close to a range of amenities and excellent transport links, making daily commutes and errands straightforward. With its blend of stylish finishes and thoughtful design, this home presents a wonderful opportunity for those seeking comfort, convenience, and contemporary living in a desirable location.

Trinity Factors around £110 a year.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Eliburn is a highly sought-after residential area in Livingston renowned for its family-friendly atmosphere, excellent amenities and superb connectivity. With a variety of local shops, reputable schools, park and leisure facilities close by, residents enjoy the perfect blend of convenience and lifestyle. The nearby Livingston Centre and Designer Outlet offer extensive retail and dining options, while excellent transport links, including the M8 motorway and nearby rail services, make commuting to Edinburgh and Glasgow effortless. Combining a strong sense of community with outstanding everyday amenities.

Lounge
16' 7" x 10' 11" (5.06m x 3.33m)
A spacious modern lounge flooded with natural light, providing an elegant yet comfortable space for everyday family living.

Kitchen
10' 6" x 9' 0" (3.20m x 2.75m)
A stylishly remodelled kitchen featuring a comprehensive range of modern base and wall-mounted units, complemented by new appliances. The space is finished with attractive laminate flooring and recessed downlighting, creating a bright, contemporary and practical environment. Ample storage and generous worktop space make this an ideal kitchen for both everyday living and entertaining.

Dining Room
10' 5" x 7' 10" (3.17m x 2.39m)
The modern dining room offers ample space for a large dining table and chairs, making it well suited to both everyday meals and entertaining.

Conservatory
10' 8" x 11' 6" (3.26m x 3.51m)
A superbly proportioned conservatory enjoying a delightful outlook over the rear garden. Flooded with natural light this versatile reception space offers a connection to the rear garden from the double patio door.

Utility Room
7' 4" x 5' 4" (2.24m x 1.62m)
A practical remodelled utility room fitted with additional wall-mounted storage cupboards, stainless steel sink with mixer tap and a worktop area.

Downstairs Bedroom/Office
14' 9" x 8' 2" (4.49m x 2.48m)
A generous ground floor room offering versatile accommodation, equally suited to use as a comfortable double bedroom or home office. The room features laminate fooring with neutral décor throughout and benefits from a large front-facing window.













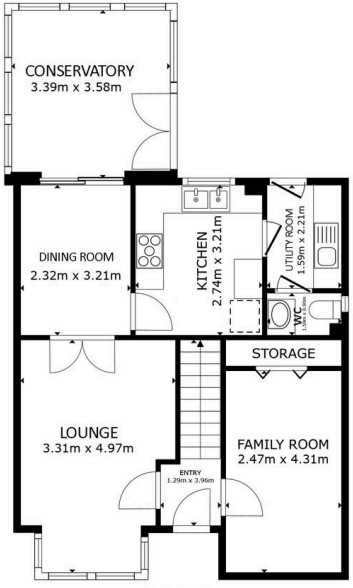
Downstairs WC
5' 7" x 2' 10" (1.70m x 0.87m)
Recently fitted and finished to a contemporary standard, this modern downstairs WC comprises a stylish wash hand basin with vanity unit and mixer tap, WC, and recessed downlights, complemented by a clean and neutral finish throughout.

Primary Bedroom
12' 1" x 11' 2" (3.68m x 3.40m)
A beautifully presented primary bedroom featuring soft carpet flooring and excellent storage provided by a triple internal cupboard. A large window overlooks the rear garden, creating a bright and pleasant outlook.

En-Suite
5' 6" x 4' 8" (1.67m x 1.41m)
A beautifully appointed en-suite shower room, fully tiled and finished to a modern standard. The room comprises a contemporary shower, WC, wash hand basin with vanity unit, additional wall-mounted storage.

Double Bedroom
11' 8" x 11' 0" (3.55m x 3.36m)
A spacious double bedroom featuring plush grey carpeting and neutral décor throughout. A front-facing window provides an abundance of natural light, creating a bright and welcoming space.

Family Bathroom
7' 3" x 5' 6" (2.21m x 1.67m)
Recently fitted to a high standard, this sleek and stylish family bathroom features contemporary wet wall panelling and comprises a bath with overhead rainfall shower, WC, and modern vanity unit with wash hand basin. Further benefits include an illuminated electric mirror, stainless steel radiator and recessed downlighting, creating a bright and sophisticated finish.

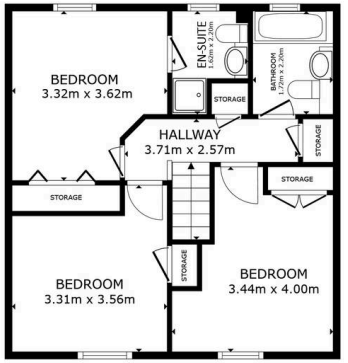


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 67.0 m² FLOOR 2 49.9 m²
TOTAL : 116.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 67.0 m² FLOOR 2 49.9 m²
TOTAL : 116.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.