





7 Croft Place

Livingston

Step into this well proportioned three bedroom detached bungalow, quietly positioned within the highly sought after Croft Place in Eliburn, where a flexible layout, generous living space and a sun filled garden combine to create a home perfectly suited to a wide range of buyers. On arrival, the property immediately impresses with a substantial monoblock driveway providing ample off street parking and leading to a detached garage, complete with an electric door for added convenience. The entrance welcomes you into a bright and inviting hallway, setting the tone for the spacious accommodation that follows.

The lounge is particularly impressive, generous in size and flooded with natural light from a large front facing window. This is a warm and comfortable space, ideal for both everyday living and entertaining, with plenty of room for a variety of furniture arrangements.

The kitchen is well appointed in a practical U-shaped layout, offering excellent storage and workspace, along with room for casual dining, making it a functional hub for day to day living.

The home offers three well proportioned bedrooms, all thoughtfully laid out to provide flexibility. The principal bedroom benefits from fitted mirrored wardrobes, while the second bedroom is ideal for family or guests. The third bedroom is a particularly versatile space and can easily be utilised as a formal dining room, home office or additional sitting room. From here, access is provided into a bright conservatory, creating a lovely additional living area that overlooks the garden and can be enjoyed throughout the seasons.

A spacious shower room completes the internal accommodation, fitted with a large walk in enclosure and extensive vanity storage, offering both practicality and comfort.



Externally, the south facing rear garden is a true highlight, enjoying sunlight throughout the day and designed for low maintenance living. With a combination of patio and lawn, it provides a private and tranquil setting ideal for relaxing or entertaining. The detached garage and surrounding space further enhance the practicality of the home. Additional benefits include new UPVC windows and doors, improving energy efficiency and overall comfort, along with the advantage of the property being sold chain free, allowing for a smooth and straightforward purchase.

Eliburn is a highly sought after residential area within Livingston, popular with families and professionals alike thanks to its peaceful setting and excellent local amenities. The area benefits from a strong sense of community and is particularly well regarded for its schooling, with Peel Primary School located within easy walking distance, making it an ideal choice for young families.

Livingston itself offers a wide range of amenities, including supermarkets, cafes, leisure facilities and the popular Livingston Designer Outlet, providing extensive retail and dining options. For commuters, the location is exceptionally well placed, with easy access to the M8 motorway linking Edinburgh and Glasgow, as well as nearby rail links from Livingston North and South stations.

Eliburn also enjoys access to a variety of green spaces and walking routes, perfect for outdoor activities, while remaining conveniently close to the town centre. Combining a quiet residential feel with excellent connectivity and schooling, this is a location that continues to be in high demand.

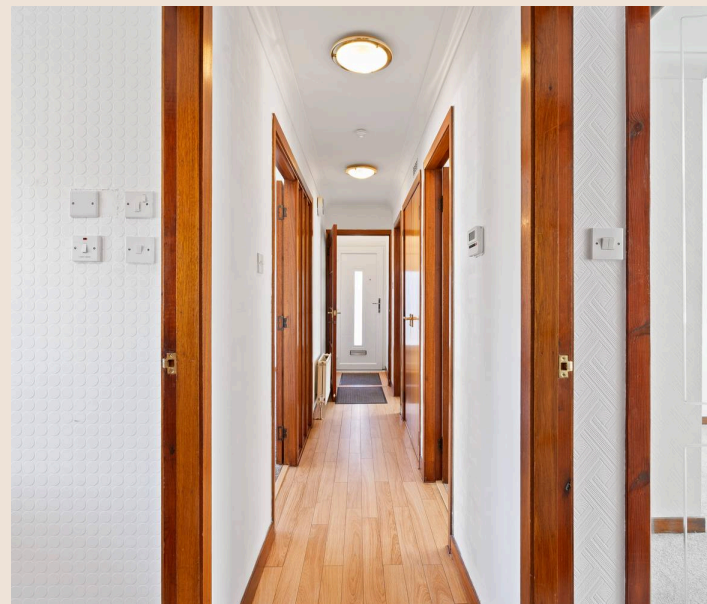
This is a fantastic opportunity to secure a spacious and versatile home in one of Eliburn's most desirable and well connected locations.

Home Report Value- £300,000

EPC - C

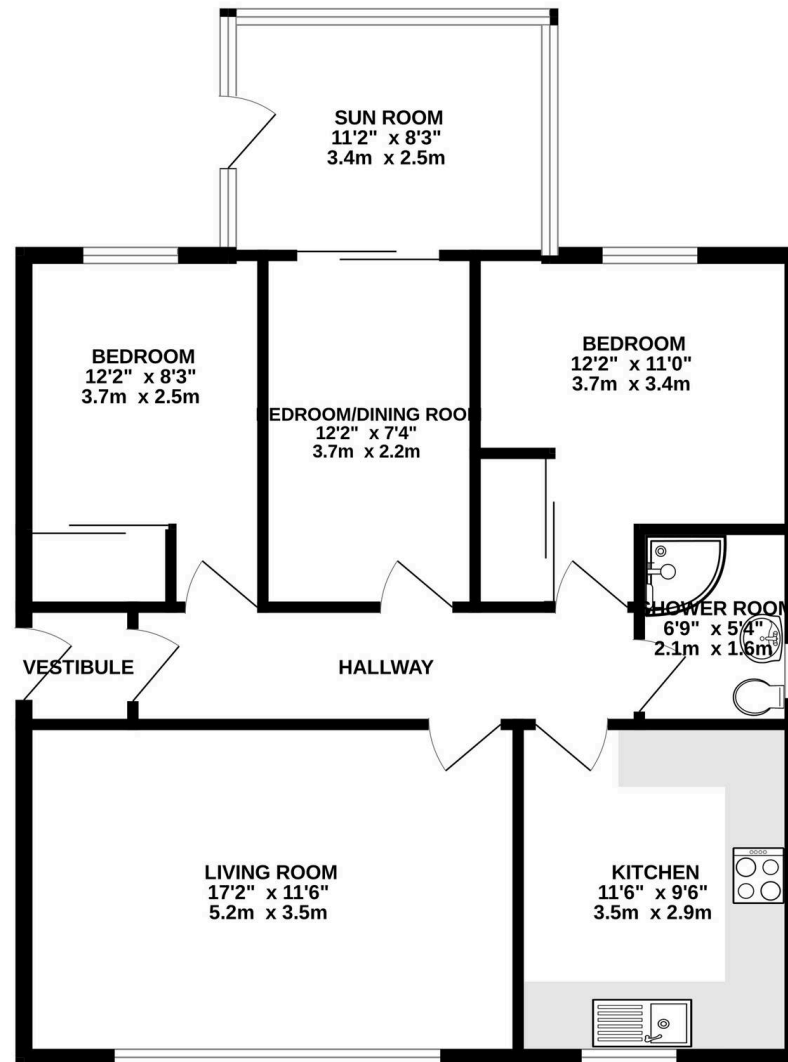
Council Tax Band - D

Square Ft- 850/ 79m2





GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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