



148 Foxknowe Place, Livingston

Offers Over £220,000



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Situated within the highly desirable Fox Knowe development, this exceptional three bedroom home offers the perfect blend of style, practicality and modern family living. Immaculately presented throughout and upgraded to an outstanding standard, the property is completely walk in ready, offering buyers a true turnkey opportunity within a sought after residential setting.

From the moment you enter, the quality and condition of the home are immediately evident. A spacious and beautifully styled entrance area sets the tone for the accommodation that follows, showcasing the tasteful neutral décor and contemporary finish carried consistently throughout the property.

The impressive open plan living space is both stylish and exceptionally well proportioned, comfortably accommodating a large L shaped sofa, television area and additional freestanding furnishings while still retaining a fantastic sense of openness. Designed with flexibility in mind, the layout offers endless potential for a new owner to tailor the space entirely to their own lifestyle and preferences. Flooded with natural light from the front facing window and finished in elegant neutral tones, this is a room that feels instantly welcoming while remaining effortlessly modern and sophisticated.

Just off the living area is the stunning open plan kitchen and dining space, undoubtedly one of the standout features of the home. Currently configured to accommodate a four person dining setup, the generous proportions easily allow for larger dining arrangements seating up to eight if desired, making it ideal for entertaining, family occasions and modern day living. The partially tiled kitchen itself is beautifully designed with a sleek and neutral finish, offering an abundance of both integrated and cupboard storage alongside designated spaces for freestanding appliances and furnishings.



The contrast with dark tiles and white units creates a stylish sophisticated contrast. Combining practicality with style, the layout has been carefully designed to maximise both functionality and aesthetics. French doors from the dining area provide seamless access to the beautifully landscaped rear garden while also allowing fantastic natural light and garden views into the space. The overall flow of the ground floor creates a wonderfully sociable atmosphere, perfectly suited to contemporary family living while maintaining an elegant and calming feel throughout.

Upstairs, the home continues to impress with three well proportioned bedrooms and a recently upgraded bathroom that acts as a true showpiece within the property. Finished in striking black and white tones, the bathroom has been thoughtfully designed to create a luxurious and contemporary feel, complemented by stylish LED mirrors, fantastic storage and a spacious bath with dual overhead rainfall shower.

The principal bedroom is a superb size and benefits from large wardrobes while comfortably accommodating a king size bed alongside additional freestanding furniture. Neutral in tone with a striking wallpapered feature wall adding another elegant touch, this space is beautifully presented, the room offers the perfect relaxing retreat for its new owners.

The second bedroom is equally impressive, offering generous proportions capable of accommodating a double bed with integrated wardrobe space already in place. Once again, the tasteful neutral styling allows buyers to effortlessly personalise the room to suit their own needs and taste. The third bedroom provides fantastic flexibility and can comfortably function as a children's room, nursery, guest bedroom or home office setup. Stylishly presented and neutral in finish, it offers excellent versatility for modern family living.





Externally, the home continues to exceed expectations. The fully landscaped rear garden has been thoughtfully upgraded and now boasts an exceptional outdoor space featuring low maintenance artificial grass, an expansive attractive decking area and an incredibly private setting due to the positioning and layout of neighbouring homes. Not overlooked, the garden offers a peaceful and secure environment ideal for both relaxing and entertaining. A standout addition to the property is the substantial fully powered garden pod, currently utilised as a home office space. This incredible feature effectively acts as an additional room and offers endless possibilities for future owners, whether utilised as a home office, studio, entertainment space, hobby room or additional storage solution. The flexibility and practicality this space provides significantly enhances the overall appeal of the home.

Further benefits of this fantastic home include a private driveway, excellent local schooling catchment and outstanding commuter access, with fantastic transport links available for both Glasgow and Edinburgh. The property is also conveniently positioned close to local amenities and the nearby delivery centre, further adding to the practicality of the location. The home is within school catchment of Peel Primary and St John Ogilvie.

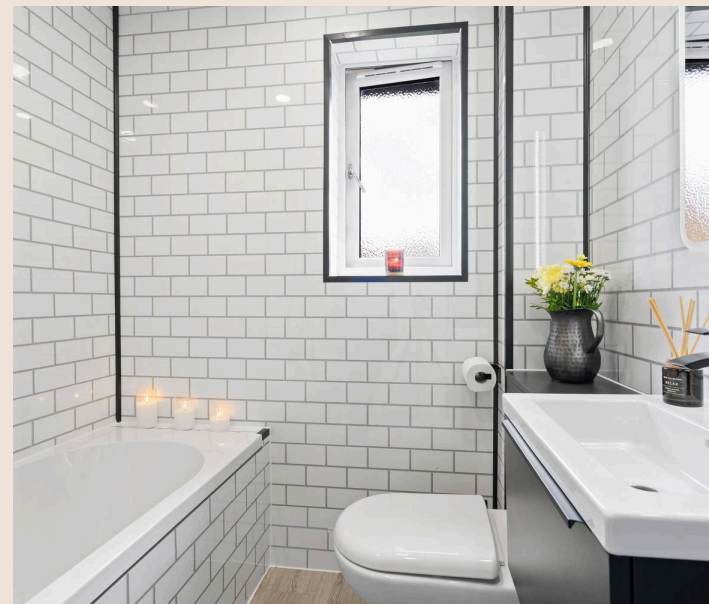
Foxknowe Place has become an increasingly desirable development for buyers seeking modern homes within a convenient and family friendly setting and this property represents one of the finest examples available. Stylishly upgraded, immaculately maintained and completely turnkey throughout, this is the ultimate family home for buyers seeking contemporary living with absolutely nothing to do except move in and enjoy. The property is in walking distance to Eilburn Park/Reservoir.

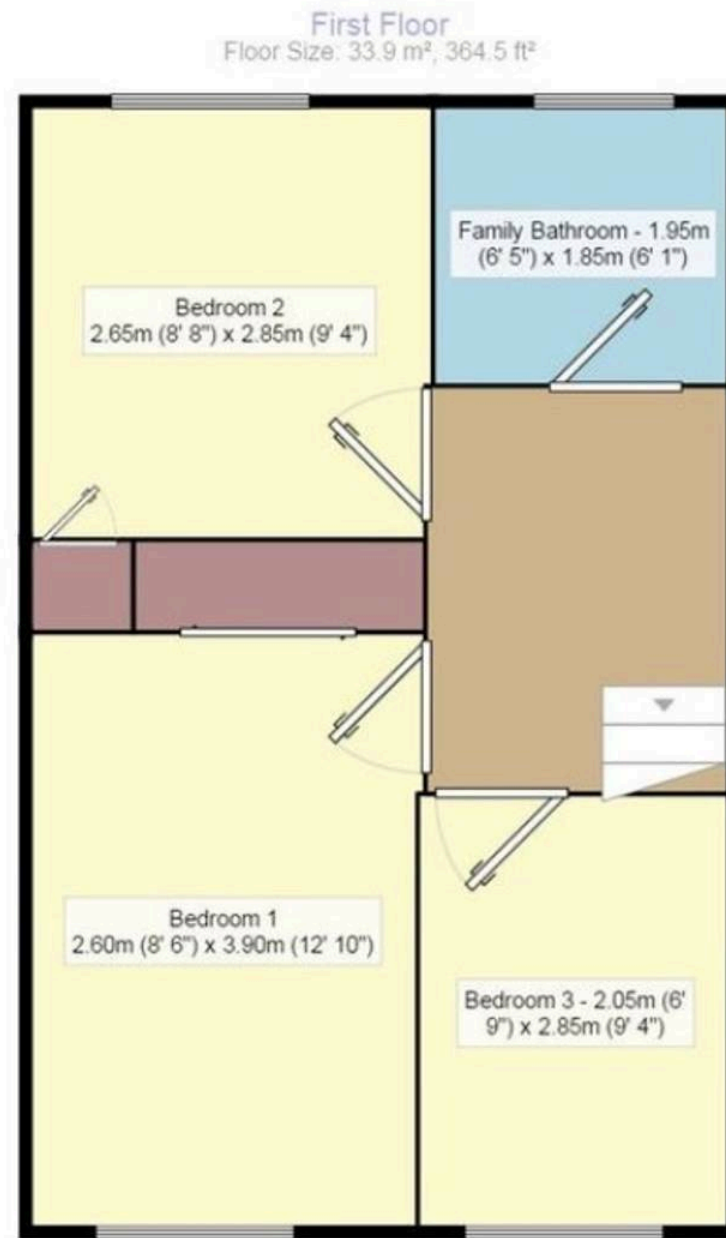
Home Report Value- £225,000

EPC - C

Council Tax Band - D

Square Ft- 753 /70m2





Measurements are approximate. Not to scale. For illustrative purposes only.



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

