BRIDGES PROPERTIES

27 Barnes Green, Livingston

Offers Over **£450,000**

27 Barnes Green

Livingston

Offering an abundance of space, a wonderfully individual layout and a beautiful south west facing garden, Barnes Green is a family home with a real difference. Arranged with all four bedrooms on the ground floor and the principal living accommodation above, this substantial home has been designed to make the most of its impressive proportions, natural light and leafy surroundings. From the moment you arrive, the generous driveway and double garage hint at the scale of the accommodation within, while four bedrooms, multiple bathrooms, an impressive utility room, dedicated study and exceptional upstairs living spaces create a home perfectly suited to modern family life.
Approaching the property, the generous driveway provides excellent off street parking and leads to the substantial double garage, offering fantastic additional parking and storage. The established surroundings give the home a mature, settled feel and provide an attractive introduction to what is an incredibly spacious and distinctive property.

Stepping inside, the ground floor is dedicated predominantly to the sleeping accommodation, creating a lovely separation between the quieter bedroom spaces and the main family living areas upstairs.

There are four bedrooms on this level, all well proportioned and offering excellent flexibility for family life. The principal bedroom is particularly generous, complemented by fitted storage and its own en-suite shower room, creating a comfortable private space away from the main living accommodation.

The remaining three bedrooms are equally versatile, each benefiting from fitted storage and providing plenty of room for children, teenagers, guests or additional working space if required. One of the particularly appealing aspects of this ground-floor arrangement is the connection with the outside surroundings, with the bedrooms positioned along the rear of the home and enjoying outlooks towards the garden and its mature greenery.

A family bathroom serves the remaining bedrooms, while the ground floor also incorporates an exceptionally generous utility room, providing valuable additional storage, laundry and practical everyday space. Access from this part of the home leads through towards the double garage, further enhancing the functionality of the layout.

Heading upstairs reveals what makes Barnes Green particularly special. The main living accommodation occupies the upper level, creating an impressive sense of space while taking advantage of the elevated outlook from both the front and rear of the property.

The lounge is a superb dual aspect room, extending to approximately 20’6” at its longest point and benefiting from windows positioned to both the front and rear. Natural light enters from two directions, while the generous proportions comfortably accommodate substantial furniture without compromising on the feeling of space. The rear facing aspect is particularly attractive, looking out across the garden towards the mature trees beyond and creating a wonderfully green backdrop to the room.

- Superb 27ft+ Kitchen/Dining Room with Sociable Breakfast Bar
- Exceptional Reverse Level Design with Expansive Living Accommodation

Alongside the lounge is the exceptionally spacious kitchen and dining room, extending to approximately 27'9" at its longest point and providing a fantastic setting for both everyday family life and entertaining. The kitchen offers an extensive arrangement of cabinetry and worktop space alongside integrated appliances, while the sheer proportions of the room leave ample space for a full dining table.
A breakfast bar creates an additional informal dining area, perfect for morning coffee, quick breakfasts or simply sitting together while dinner is being prepared. Multiple windows bring an abundance of natural light into the room and, combined with the elevated position and leafy outlook, create a bright and welcoming environment. With space for cooking, dining and gathering together all within one substantial room, this is a wonderfully sociable space and one that could easily become the everyday heart of the home.

Also positioned on the upper level is a generously proportioned dedicated study, an increasingly valuable addition for modern family life. Whether used as a substantial home office, creative room, homework space or even a separate retreat, its size provides excellent versatility while ensuring none of the four bedrooms need to be sacrificed for those working from home.

A convenient WC and useful additional storage complete the upper accommodation.

Outside, the rear garden is another standout feature of Barnes Green. South-west facing and exceptionally generous, it provides a wonderful setting for making the most of the afternoon and evening sunshine. A paved patio immediately beside the house offers plenty of room for outdoor seating and dining before opening onto a substantial lawn bordered by established hedging, planting and mature trees.

The depth of the plot and abundance of greenery give the garden a beautifully established feel, with the mature trees towards the far end creating an attractive woodland-style backdrop. There is an excellent amount of outdoor space for children to play, summer entertaining, gardening or simply relaxing outside, making the garden a fantastic extension of this already generous family home.

With its four bedroom ground floor arrangement, expansive upstairs living accommodation, superb dual aspect lounge, exceptional kitchen and dining room, dedicated study, generous utility room, double garage, driveway and impressive south west facing garden, Barnes Green offers a combination of space, flexibility and individuality that is increasingly difficult to find. For a family looking for a home with room to grow and a layout that stands apart from the ordinary, this is a property with an enormous amount to offer.

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Deer Park is one of Livingston's most established and sought after residential areas, particularly popular with families and commuters looking for a peaceful, mature setting while retaining excellent access to everything Livingston and the wider central belt have to offer.
Characterised by established residential streets and an abundance of greenery, Deer Park has a distinctly settled feel. Its position within Livingston also makes it particularly convenient for commuters, with excellent access to the M8 motorway network providing connections towards Edinburgh, Glasgow and throughout central Scotland.

For those travelling by rail, Uphall railway station is within easy reach, providing services towards both Edinburgh and Glasgow and making the area an excellent base for those who want the space and surroundings of a family home while remaining well connected for work.

Livingston itself offers an exceptional range of everyday amenities, with extensive shopping, dining and leisure facilities available at The Centre and Livingston Designer Outlet, alongside supermarkets, restaurants, gyms, cinema and a wide variety of services.

Closer to home, the area is well known for Deer Park Golf & Country Club, adding to its leisure appeal, while the wider Livingston area provides an abundance of parks, walking routes and green spaces for those who enjoy spending time outdoors.

Combining a leafy and established residential setting with excellent commuter connections and easy access to Livingston's extensive amenities, Barnes Green is exceptionally well positioned for family life, offering the feeling of a mature neighbourhood while keeping shopping, leisure and transport links conveniently accessible.

Home Report Value- £475,000
EPC - C
Council Tax Band - G
Square Ft- 1948/ 181m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

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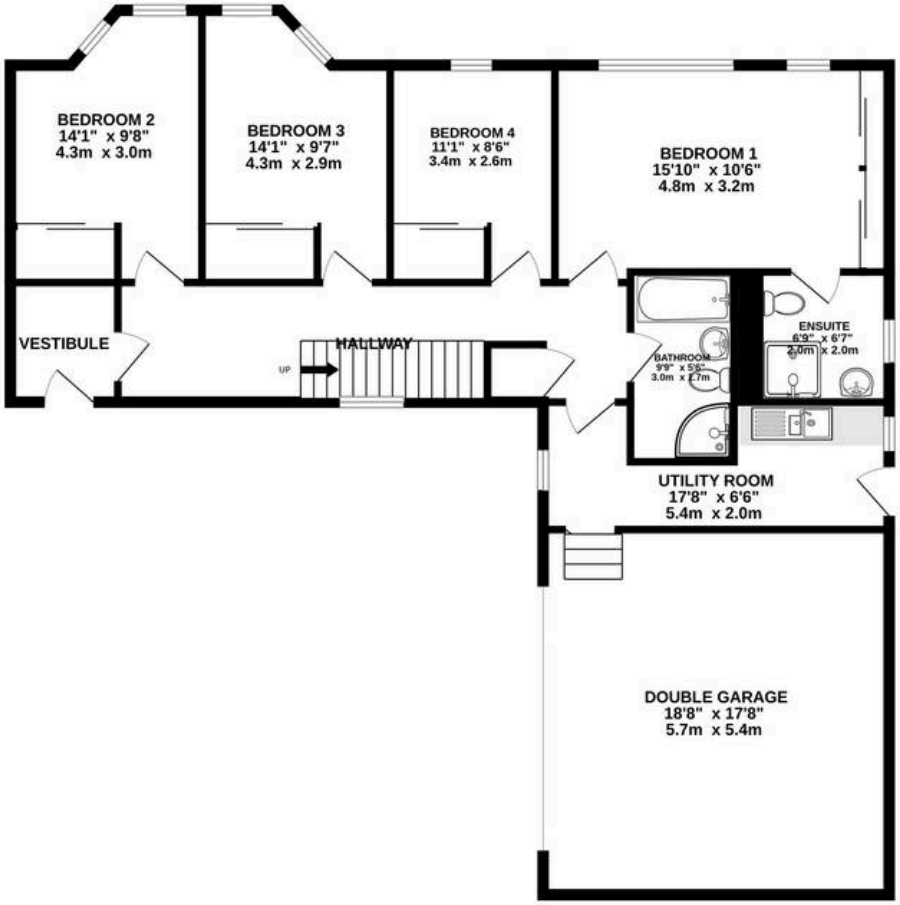
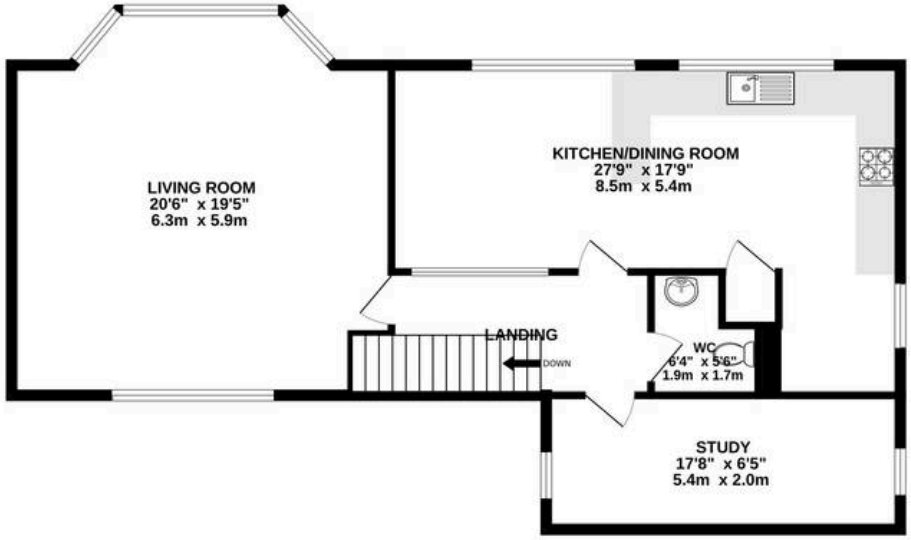
GROUND FLOOR



1ST FLOOR



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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