



19 Ward Place, Livingston

Offers Over £300,000

19 Ward Place

Livingston

Welcome to Ward Place, Eliburn, a wonderfully warm and inviting four bedroom detached home where generous family living, beautifully cared for interiors and a real sense of comfort come together. From the moment you arrive, there is something instantly welcoming about this home; it has been thoughtfully maintained and lovingly presented, creating the kind of property that feels easy to imagine settling into and making your own.

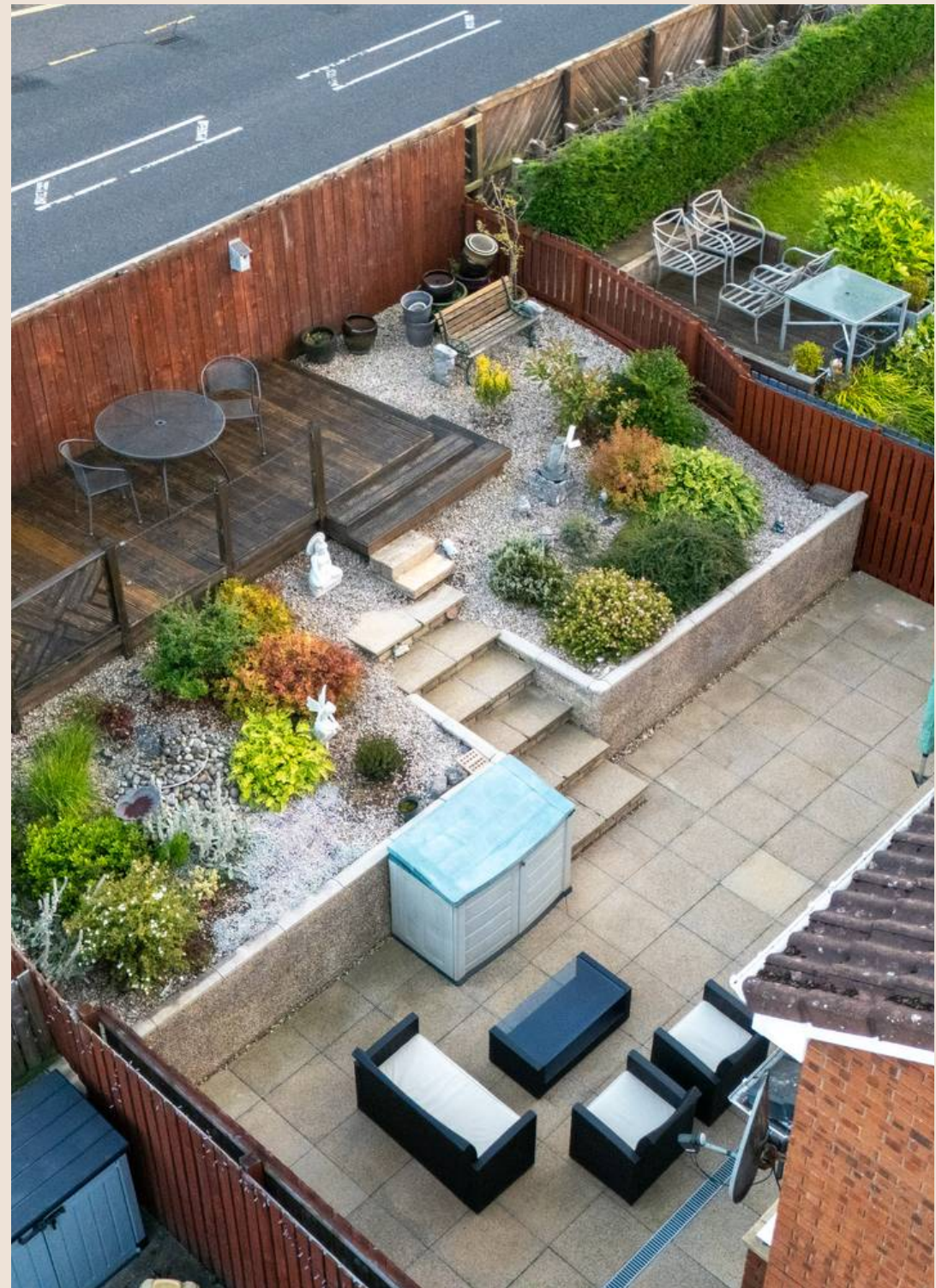
Set behind a generous driveway providing excellent off street parking, the attractive red brick and rendered exterior has a timeless feel, with the **attached garage** sitting neatly alongside the property and providing secure parking or valuable additional storage.

Step through the front door and the personality of the home begins straight away. The entrance hallway is bright and welcoming, with warm flooring running underfoot bringing a gentle touch of colour. The staircase rises to the upper level, while tucked conveniently off the hallway is a beautifully presented downstairs WC, finished in a contemporary grey palette with marble effect wet wall and a chrome heated towel rail.

To the front of the home sits the formal dining room, a lovely space that feels made for gathering around the table. A large bay window fills the room with natural light, while soft carpeting and elegant neutral décor create a relaxed backdrop for everything from Sunday lunches and family celebrations to dinner with friends.

Moving towards the rear of the property, the living room is undoubtedly the heart of the home. Generous in size yet wonderfully cosy in feel, it has been decorated in warm, understated tones with wood effect flooring adding to the relaxed finish. There is plenty of space for substantial sofas and family furniture, but it is the connection with the garden that makes this room particularly special. A glazed bay with French doors draws natural light deep into the space and opens directly onto the patio, allowing the room and garden to become one during the warmer months.

Alongside sits the dining kitchen, another bright and welcoming part of the home. Classic white shaker style cabinetry is teamed with contrasting worktops, warm timber flooring and soft grey walls, creating a timeless look that feels fresh and homely. There is generous storage and preparation space, an integrated oven, gas hob and dishwasher, alongside space for a freestanding fridge freezer.



Importantly, there is also room to sit and dine within the kitchen itself. It gives the home that lovely balance between having a formal dining room when the occasion calls for it and a relaxed everyday space for morning coffee, breakfast before school or catching up around the table at the end of the day. A door from here provides another easy connection with the rear garden. Heading upstairs, the feeling of space continues, with four bedrooms arranged around the landing, allowing the home to comfortably grow and adapt with family life.

The principal bedroom is a particularly lovely retreat. Generously proportioned and beautifully light, its soft neutral décor and carpeting create a calm, restful feel, while fitted wardrobes provide excellent storage without compromising the room's sense of space. A characterful recessed arch adds an individual touch, and the room is completed by its own en-suite shower room, finished in a smart contemporary grey palette.

The additional bedrooms each have their own personality. Pretty pink and soft green tones bring warmth and character to two of the rooms, with fitted mirrored wardrobes providing useful storage, while the fourth bedroom is currently enjoyed as a music room. It is a great example of the flexibility this house offers and could just as easily become another bedroom, nursery, playroom or dedicated home office depending on the needs of its next owners.

The family shower room brings a completely different, more luxurious feel. Beautifully upgraded with large format marble effect tiling, sleek grey fitted cabinetry and an illuminated mirror, the finish is crisp and contemporary. A generous walk-in shower with rainfall fitting and frameless glass screen completes what is a genuinely impressive space.

Outside is where this home offers yet another lovely surprise.

The rear garden has been thoughtfully landscaped to create a series of spaces to sit, entertain and enjoy, without the upkeep of a traditional lawned garden. French doors from the living room open directly onto a generous paved patio, making it incredibly easy to take family life outdoors when the weather allows. There is ample room here for comfortable outdoor furniture, summer dining and barbecues with friends.



Beyond the patio, steps lead through beautifully established planting to the upper section of the garden. Colourful beds, mature shrubs and carefully considered landscaping give the space a wonderfully established feel, while a separate decked seating area towards the top provides another lovely spot to sit with a coffee, enjoy the sunshine or simply unwind. The different levels give the garden far more character than a standard rectangular plot and create a charming extension of the home. The attached garage and generous driveway complete the practical side of the property, providing excellent off street parking alongside useful additional storage.

Ward Place is one of those homes that simply feels good to be in. It has the space a family needs, but more importantly, it has warmth. There are rooms to come together, spaces to escape to, a garden made for long summer days and four bedrooms offering plenty of flexibility as life changes.

Eliburn is one of Livingston's most established and popular residential areas, particularly appealing to families thanks to its combination of green open spaces, schooling, everyday amenities and excellent connections across the town and beyond.

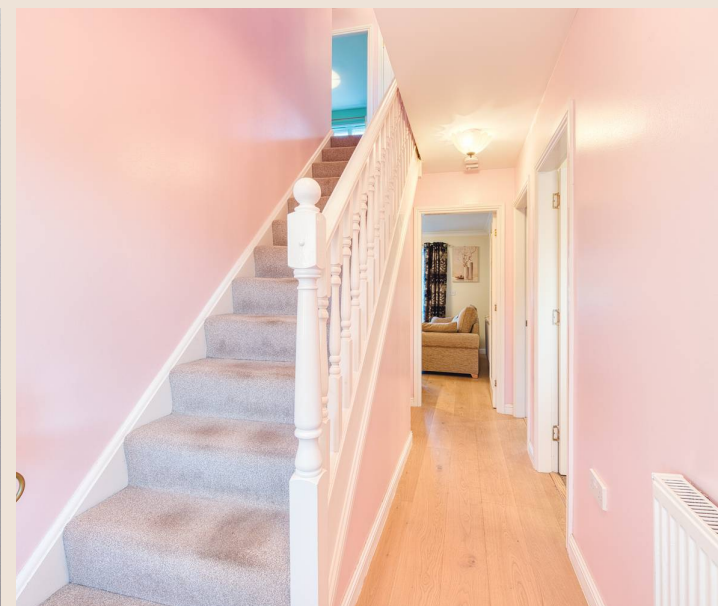
One of the area's real highlights is Eliburn Park and Reservoir, offering a wonderful outdoor space for walks, time with the children or simply enjoying some fresh air. With woodland, walking routes, a children's play area, football pitches and the reservoir itself, having such a fantastic green space nearby is a real lifestyle benefit.

Families are also well catered for when it comes to schooling, with Peel Primary School located within Eliburn.

The location makes everyday life incredibly convenient, with the wider amenities of Livingston close at hand. The town offers an excellent selection of shopping, supermarkets, restaurants, cafés, leisure facilities and entertainment, giving residents an impressive choice without having to travel far from home.

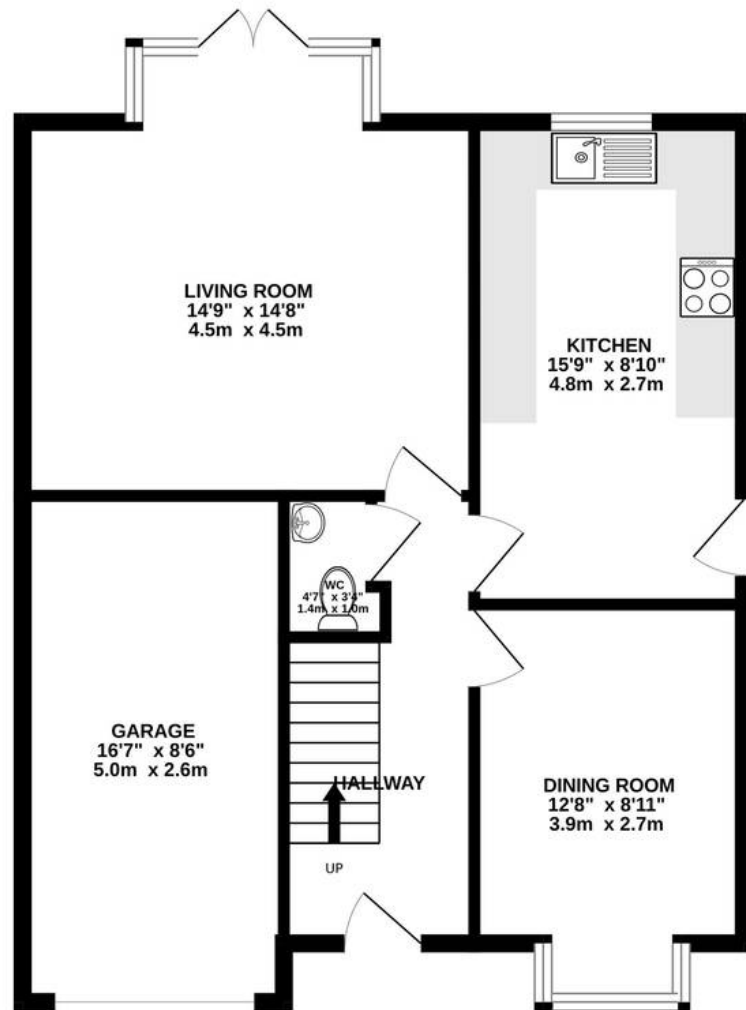
For commuters, Livingston North railway station is conveniently accessible and provides rail connections towards both Edinburgh and Glasgow, while excellent surrounding road links make travel throughout the central belt straightforward.

Bridges makes Eliburn such an appealing place to call home, an established, family friendly setting with plenty of outdoor space, excellent everyday convenience and everything Livingston has to

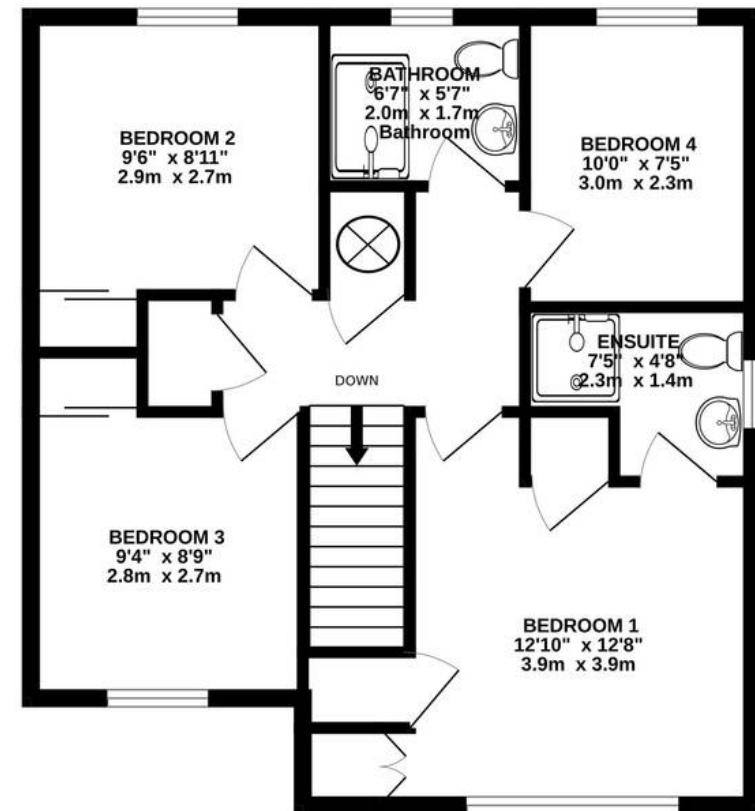




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

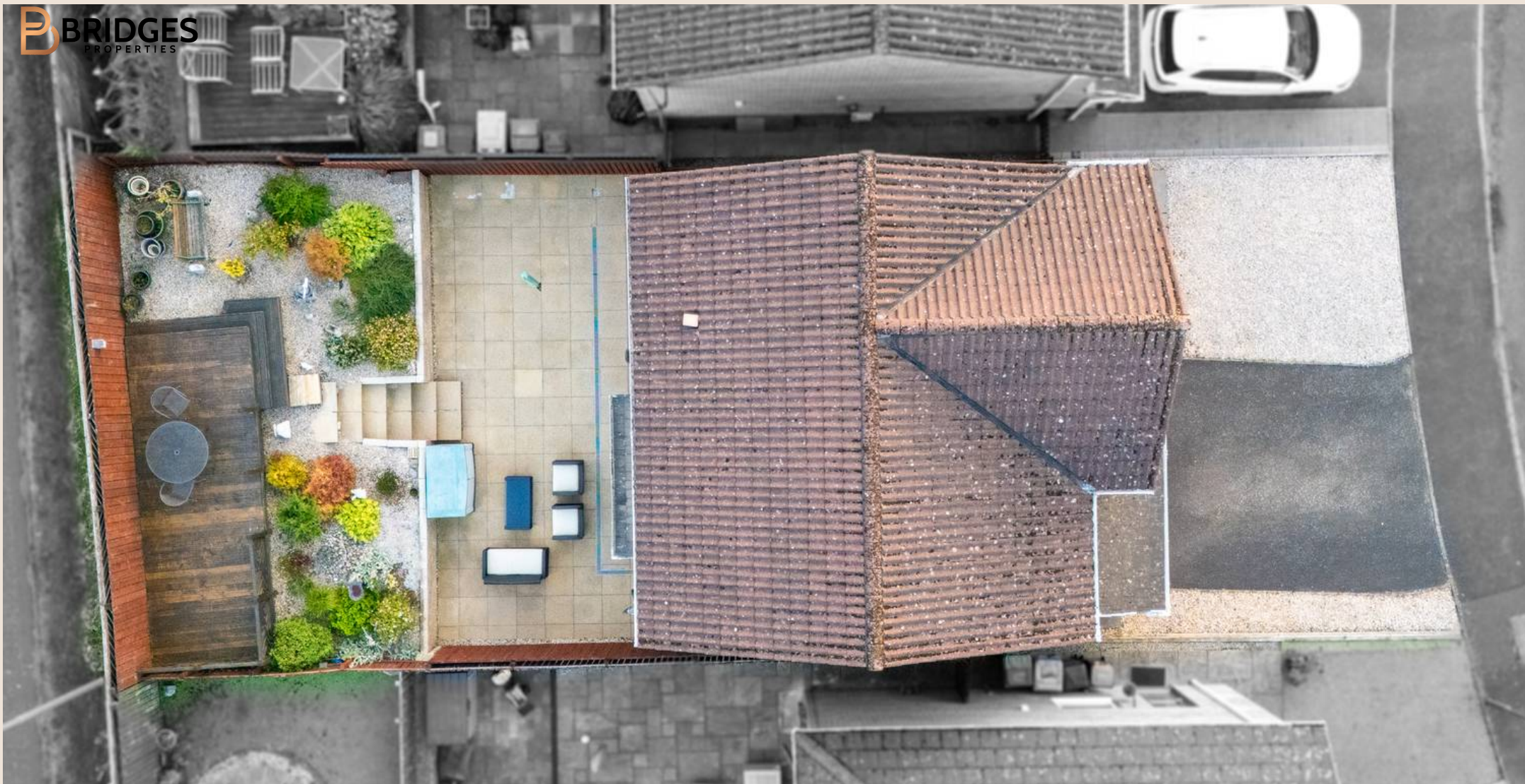


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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