



Livingston | Gallacher Green | Offers Over £365,000

A perfect family nest with loads of natural light, a cosy bay-windowed lounge, sleek open-plan kitchen, sunny conservatory, and plenty of space inside and out to live, laugh, and grow!



A Beautifully Presented Detached Family Home in One of Livingston's Finest Locations.

Set within a quiet cul-de-sac in one of Livingston's most sought-after residential areas, this striking red brick detached home offers generous living space, a fantastic layout for modern family life, and exceptional outdoor space on a superb corner plot. With its eye-catching facade, monoblock driveway, and integral garage equipped with power, light, water and housing the boiler-this home instantly impresses.

To the front, the garden is laid to lawn and offers a welcoming approach. The front door opens into a practical entrance vestibule, which includes a storage cupboard-perfect for coats and shoes-leading through to a bright, well-proportioned hallway. Another convenient storage cupboard is located here, with access to the main living spaces including the lounge, kitchen/dining area and cloakroom. A carpeted staircase takes you to the upper level.

The lounge is a particularly impressive space-bright and airy with a dual aspect, featuring a bay window to the front and a door opening to the rear garden. A gas fire with a limestone surround and slate hearth creates a cosy focal point, making this a perfect room for family gatherings and relaxed evenings.

The heart of the home is undoubtedly the kitchen, which flows openly into the dining area. This contemporary space is finished with sleek white high-gloss wall and base units, set against granite worktops and coordinating splashback tiles. The hardwood flooring adds warmth and elegance. The kitchen is fully equipped with an integrated Neff oven and warming drawer, gas hob, built-in microwave, dishwasher, and washing machine, as well as space for a free-standing American-style fridge/freezer-ideal for busy family life and entertaining. This is a wonderful area for cooking, dining, and socialising, with a layout that encourages connection and conversation. A door from the kitchen leads through to the sunny conservator-a tranquil sitting room overlooking the beautifully maintained garden, perfect for relaxing all year round.

A handy downstairs cloakroom sits to the front of the property and includes a WC and wash hand basin, with a window for natural light.

Upstairs, the landing leads to four spacious bedrooms, all finished with neutral decor and quality carpeting. A laundry cupboard offers excellent additional storage, and a hatch provides access to the loft.

The principal bedroom is a true master suite, complete with fitted mirrored wardrobes and a cleverly hidden en suite shower room. The en suite features a white three-piece suite comprising WC, wash hand basin, and shower cubicle, finished with half-tiled walls and contemporary fittings. Bedrooms two and three are both well-proportioned doubles, tastefully decorated and benefitting from fitted wardrobes, while bedroom four offers ample space for free-standing furniture, ideal as a fourth bedroom, nursery, or home office.

The family bathroom is equipped with a white three-piece suite, including a shower over the bath, with half-tiled walls providing a clean and classic finish.





The rear garden is a real highlight of this home-generous in size and beautifully landscaped with areas of lawn, decorative chippings, and paved patio spaces. Well-stocked with mature shrubs and trees, it offers excellent privacy and is perfect for both children and pets.

Located within easy reach of Livingston North train station and convenient for motorway links, this home is ideally placed for commuting while still enjoying a peaceful, family-friendly setting. The property further benefits from gas central heating, with a new boiler installed in 2022, and double glazing throughout.

This is a truly fantastic opportunity to purchase a stylish and spacious family home in a prime Livingston location, offering both comfort and practicality with room to grow.

Extras: Floor coverings, light fittings, blinds, gas fire and surround, integrated oven, hob, microwave, washing machine, dishwasher and American free-standing fridge/freezer.



Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

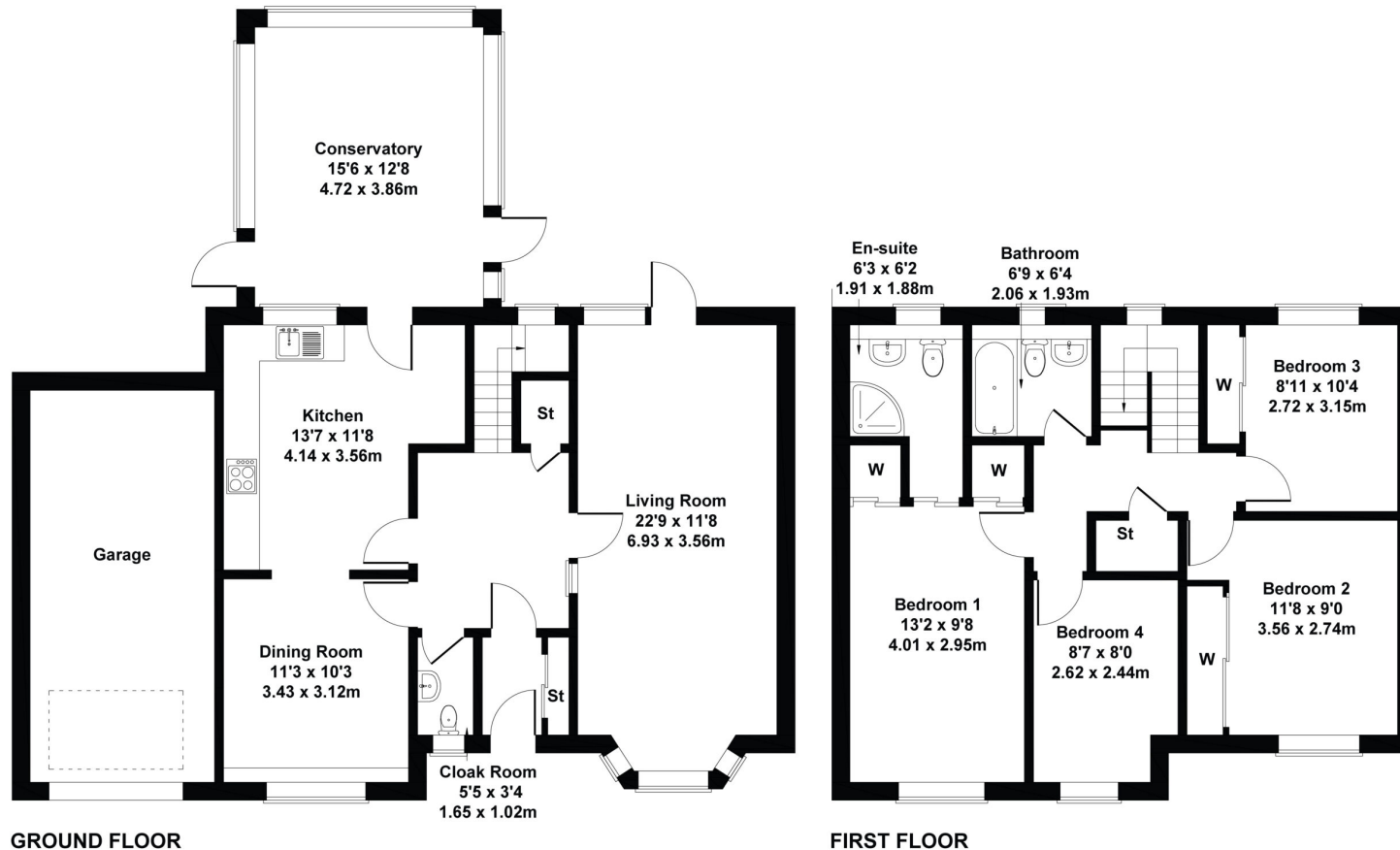
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



47 Gallacher Green, Livingston

Approximate Gross Internal Area
1675 sq ft - 156 sq m



Not to Scale. Produced by The Plan Portal 2025
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