



Livingston | Mushet Road | Fixed Price £375,000

Stylish and spacious detached family home on a corner plot, featuring a luxurious master suite with Juliette balcony and amazing gardens.



Tucked into a generous corner plot within a sought-after modern development in Livingston, this beautifully presented detached family home, built by well-regarded housebuilder Bellway, offers spacious, flexible accommodation and superb outdoor space-perfectly suited to growing families and modern lifestyles. From the carefully maintained gardens to the light-filled interior, this is a home designed for modern family living and relaxed entertaining.

Occupying a generous corner position, the property immediately impresses with its extensive gardens. Offering space to the front, side, and rear, the garden is an absolute standout-thoughtfully landscaped and fully enclosed, providing a safe, sunny and private haven for children, pets, and garden lovers alike. Whether you're enjoying a summer barbecue, pottering in the flower beds, or simply unwinding with a coffee on the patio, this garden offers space, tranquillity, and year-round potential.

Inside, the home is equally impressive. On entering the home, you're welcomed into a bright and well-proportioned hallway, where two built-in storage cupboards provide the perfect spot for neatly storing coats, shoes, and everyday essentials-keeping the space clutter-free and organised from the moment you walk in. The lounge sits to the front of the property and benefits from dual-aspect windows that flood the room with natural light creating a bright, comfortable setting-perfect for both entertaining and quiet nights in.

To the rear, the kitchen/dining area forms the vibrant heart of the home. This space has been thoughtfully designed with both practicality and style in mind. Sleek, contemporary shaker style units are paired with contrasting worktops and quality integrated appliances, creating a clean, streamlined look. There's ample workspace for cooking and baking, generous storage, and room for a large dining table and chairs - ideal for everyday family meals or hosting dinner parties. A set of French doors opens directly onto the rear garden, extending the living space outdoors and making it easy to enjoy alfresco dining during the warmer months. This kitchen isn't just a place to cook-it's a sociable, functional, and inspiring environment where families naturally come together.

A handy ground floor cloakroom adds everyday convenience, featuring stylish half-tiled walls, modern fittings, and a bespoke mirror that adds a touch of character and charm to this well-designed space.

Upstairs, the home continues to deliver on space and light. A particularly large upper landing provides a real feeling of openness-not just a corridor, but a flexible space that could be used as a reading corner or simply enjoyed for its sense of flow and proportion. The hallway enjoys yet another store.

The principal bedroom sits to the front of the home and is a true sanctuary, complete with fitted wardrobes, a charming Juliette balcony-a perfect spot to let in the morning breeze or enjoy a moment of calm at the end of the day-and access to the luxury of an en suite shower room, featuring stylish tiling, a generous double shower enclosure, sleek white WC, and matching basin. All further bedrooms are generously proportioned and thoughtfully presented, offering superb flexibility for family living. Whether used as spacious bedrooms or productive work-from-home spaces, each room easily accommodates free-standing furniture and enjoys a bright, airy feel throughout.





The family bathroom completes the accommodation showcasing a crisp white three-piece suite with a shower over the bath, finished with elegant marble-effect tiling to the walls and floor for a sleek, modern look.

Externally, the property also benefits from a private driveway and single garage, which features an electric vehicle charging point-a smart addition for future-ready living. The property also enjoys gas heating, double glazing, and solar panels, making it a great choice for energy-savvy buyers.

Located close to highly regarded schools, local shops, parks, and excellent road and rail links, this property offers both space and convenience in equal measure.

Extras: Floor coverings, light fittings, integrated double oven, 5 burner gas hob, dishwasher and 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.

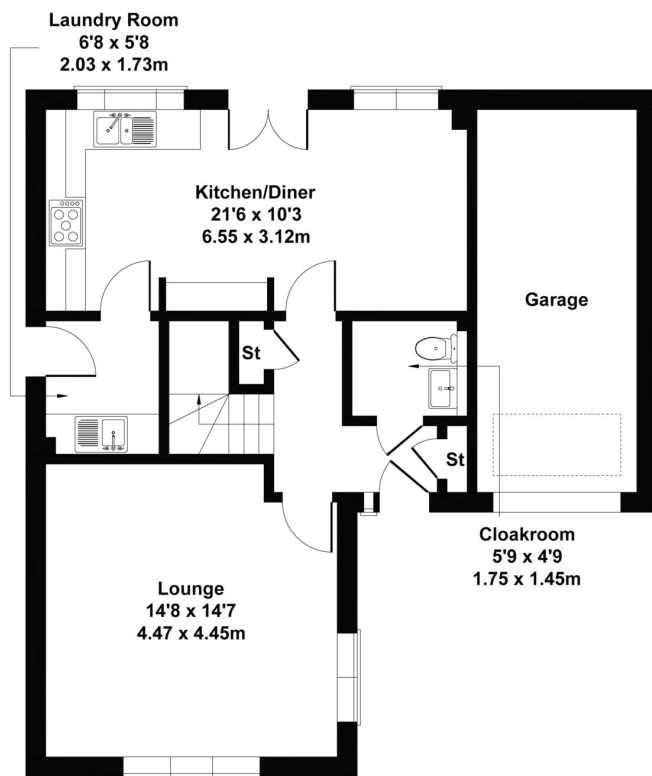
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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

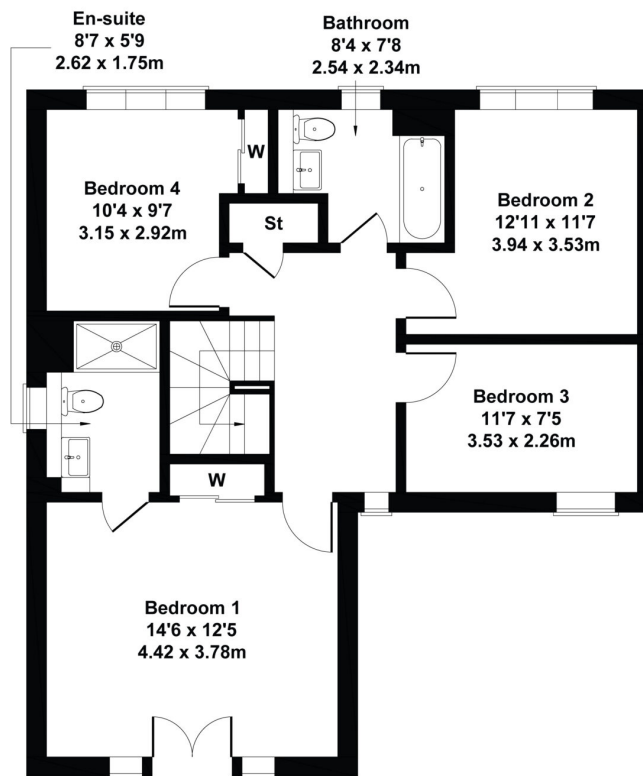


58 Mushet Road, Livingston

Approximate Gross Internal Area
1358 sq ft - 126 sq m
(Excluding Garage)



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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