



25 Tantallon Gardens, EH54 9AT

Livingston -



HOMETOWN
ESTATE AGENTS







Bellsquarry living at its absolute finest.

Tucked away in one of West Lothian's most desirable residential pockets, this exceptional four-bedroom, four-reception room home enjoys a truly enviable position, bordering Bellsquarry Wood. Here, woodland walks, local wildlife, and open green space are quite literally on your doorstep, offering a rare blend of tranquillity with everyday convenience. Perfectly placed for Livingston South Station, excellent local schools, and a range of independent coffee spots, shops, and amenities, making it an ideal choice for modern family life. Early mornings here begin with coffee on the decking, surrounded by birdsong and the peaceful backdrop of Bellsquarry Wood, while evenings are perfect for unwinding in the garden or enjoying time with family and friends.

Built by Bryant Homes, this attractive red brick property offers immediate kerb appeal, combining timeless design with thoughtful modern living. A driveway to the front provides off-street parking and leads to the garage, complete with power, light, window, and an electric door—an excellent practical addition that complements the home's generous proportions.

Internally, the property is beautifully presented throughout, with a clear sense of space and quality from the moment you enter the welcoming hallway. This central space sets the tone for the home, providing access to the principal living areas including the lounge, dining room, kitchen, cloakroom, and a useful storage cupboard, with carpeted stairs rising to the upper level. A standout feature on the landing is a striking circular window, allowing natural light to flood the space and adding a unique architectural focal point.

The lounge to the front is calm and inviting, featuring a charming bay window, soft neutral decor, plush carpeting, and an elegant electric fire—creating a comfortable and relaxing retreat. To the rear, the dining room offers a superb additional reception space, seamlessly connecting to the garden room area, where laminate flooring and garden views create the perfect setting for both everyday family meals and larger social gatherings.

The kitchen has been thoughtfully designed with both style and practicality in mind, offering a wide range of base and wall units, Karndean flooring, and direct access to the rear garden. There is ample space for dining, making this a true heart-of-the-home environment. This is a space designed for modern living—perfect for busy weekday routines, relaxed weekend brunches, and effortless entertaining. Integrated appliances include a dishwasher, washing machine, and tumble dryer, with space provided for a free-standing cooker and fridge/freezer, all included within the sale. Just off the kitchen, a highly versatile additional room offers superb flexibility as a home office, playroom, gym, or snug—perfect for modern family needs. Whether working from home or creating a space to unwind, this added flexibility makes day-to-day living feel effortless.

A stylish cloakroom completes the ground floor, fitted with a white WC and wash hand basin, complemented by contemporary patterned flooring.

Upstairs, the accommodation continues to impress with four generously proportioned bedrooms and a beautifully upgraded family bathroom. All bedrooms are carpeted for comfort. You will find another generous store cupboard for all your household belongings to be neatly stored away and a partially floored loft with pull-down ladder and shelving. The principal bedroom is a true highlight, offering a sense of calm and space with three wardrobes, room for additional free-standing furniture, dual front-facing windows, and a fresh, neutral decor. It further benefits from a luxury en-suite shower room, complete with WC, wash hand basin, shower cubicle with modern wet wall panelling, and a heated towel rail. Bedrooms two and three are both spacious doubles, each with fitted wardrobes and attractive rear garden outlooks, while bedroom four offers further flexibility as a single bedroom, nursery, or home office. The family bathroom has been stylishly upgraded with tiled walls, featuring a white suite with WC, wash hand basin, and bath, complemented by a vanity storage unit, heated towel rail, and contemporary finishes throughout.

Externally, the rear garden has been beautifully maintained and designed for both relaxation and entertaining. With a combination of lawn and decking areas, it provides the perfect setting for morning coffee, evening relaxation, or summer gatherings. A side decking area adds further practicality, along with space for bins and easy access around the home. The garden enjoys a lovely sunny aspect, enhancing its appeal as a true extension of the living space. A door provides garden access to the garage.

Further benefits include gas central heating, double glazing throughout, and a fitted alarm system, ensuring comfort, efficiency, and peace of mind.

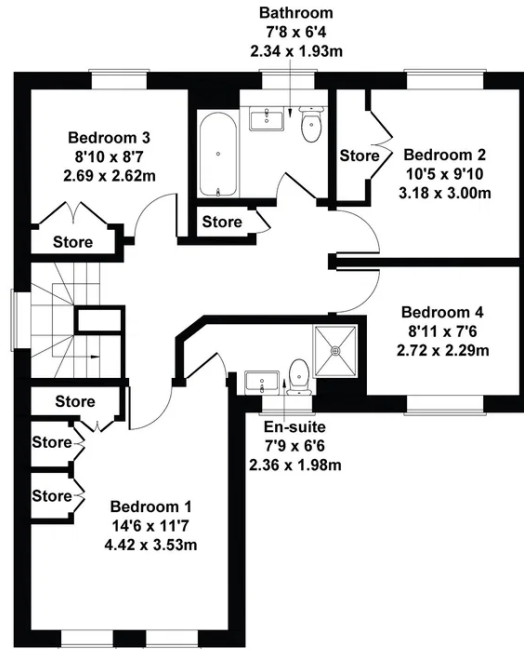
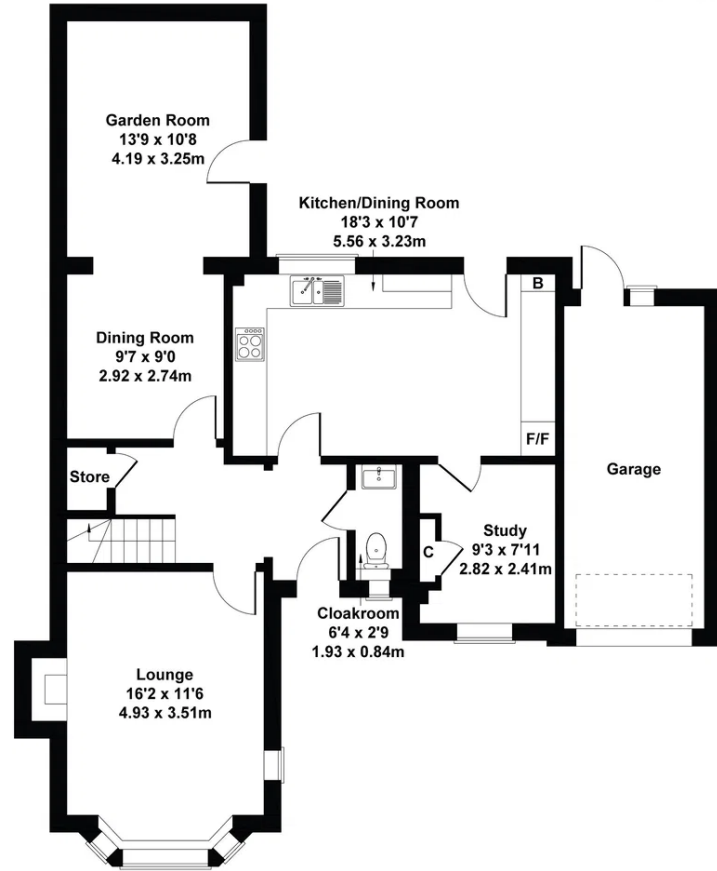
This is a home that perfectly balances style, space, and setting. With its woodland backdrop, versatile living accommodation, and high-quality finish, it represents a superb opportunity for families seeking something truly special in a highly sought-after location.

Extras: Floor coverings, blinds, light fittings, integrated dishwasher, washing machine, dryer, free-standing cooker, fridge/freezer and garden hose.



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Approximate Gross Internal Area
1530 sq ft - 142 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

