



28 Westcroft Court, EH54 7EW

Livingston Village, Livingston, West Lothian



HOMETOWN
ESTATE AGENTS







A home of genuine presence and distinction, this superb Bryant Homes-built Stratford-style residence enjoys a prime position within ever-popular Livingston Village, delivering an exceptional blend of space, style, and modern family living from the very outset.

Set within a generous and beautifully maintained plot, the property immediately impresses with its striking red brick facade and outstanding kerb appeal. A substantial driveway provides parking for multiple vehicles and leads to an integral double garage, complete with power and lighting, along with useful fitted shelving, reinforcing both the scale and practicality of this impressive family home.

The current owners have undertaken a series of considered upgrades that further enhance peace of mind, including new windows and patio doors installed in July 2024, with the remainder of a 10-year warranty in place, alongside a freshly cleaned roof, renewed gutters and flashing completed in June 2024, and an eco gas boiler (installed in 2017) add to the home's efficiency credentials, complemented by a fitted alarm system.

To the rear, the west-facing garden is a true standout feature, carefully designed to offer both beauty and functionality. Bathed in afternoon and evening sun, it has been thoughtfully landscaped with a paved patio for outdoor dining and entertaining, well-stocked planting beds, mature trees and shrubs, and a peaceful tree-lined backdrop. Subtle seating areas are thoughtfully positioned throughout the garden, creating inviting pockets to relax and enjoy the space throughout the seasons.

Internally, a welcoming entrance hallway sets the tone for the wonderful accommodation beyond, finished with quality flooring that flows seamlessly across the ground floor. The hallway offers practical under-stair storage and leads to a carpeted staircase ascending to the upper level, while providing access to all principal reception spaces.

The formal lounge is a bright and elegant room, enhanced by a charming bay window to the front enjoying an attractive open aspect and a beautiful limestone fireplace that forms a refined focal point. Double doors open through to the dining room, creating a natural flow that works perfectly for both relaxed family living and more formal entertaining.

The dining room enjoys direct access to the rear garden, seamlessly connecting indoor and outdoor living and creating a wonderful space to sit down, share meals, exchange stories, and enjoy time together, whether for everyday family living or relaxed entertaining with guests. The kitchen sits at the heart of the home and has been thoughtfully designed with both style and practicality in mind, featuring stylish shaker-style cabinetry, a breakfast bar for informal dining, integrated appliances including a double oven, gas hob, microwave and dishwasher, and excellent storage including a pull-out larder system. Metro-style tiling and complementary worktops complete the finish perfectly. The kitchen flows into a separate utility, which continues the same design theme and provides additional storage, laundry space, and housing for an American-style fridge/freezer, with direct access to both the rear garden and double integral garage.

Upstairs, the home continues to impress with four generously proportioned and well-presented bedrooms. The principal bedroom enjoys a stunning feature bay window with a lovely open outlook to the front and two fitted wardrobes, alongside access to a stylish en suite shower room, finished with contemporary wet wall panelling and a white three-piece suite, creating a calm and private retreat.

The remaining three bedrooms are all very well-sized, each offering fitted storage and flexibility for additional furnishings. Bedrooms two and four are particularly appealing, enjoying attractive outlooks over the rear garden and tree-lined backdrop, enhancing the sense of privacy and calm throughout. The family bathroom completes the upper level, fitted with a white three-piece suite including a bath with overhead shower, complemented by modern tiling and wet wall finishes for a clean, contemporary aesthetic.

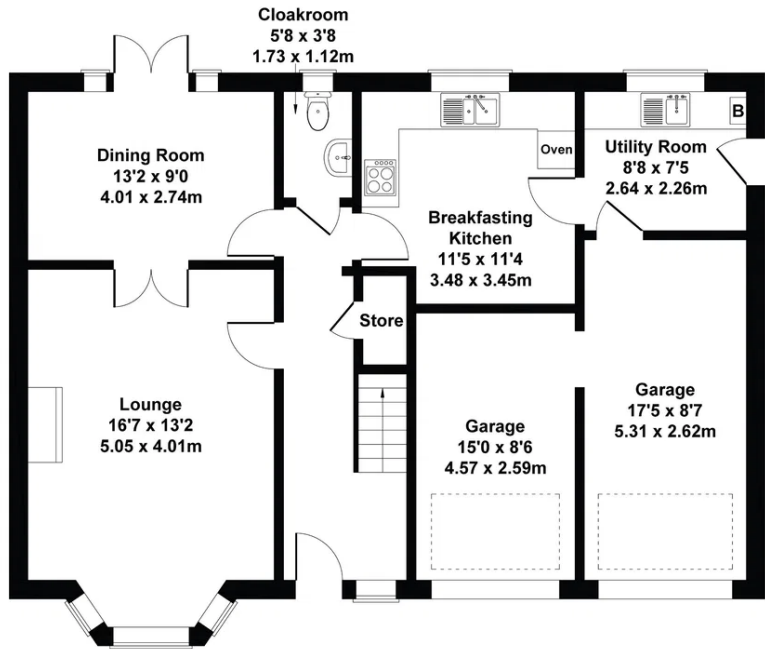
Perfectly positioned within Livingston Village, the property is ideally located for access to the highly regarded Livingston Village Primary School, along with local amenities, green spaces, and excellent transport links. This is a rare opportunity to acquire a home that delivers scale, quality, and setting in perfect harmony, within one of the area's most desirable residential locations.

Extras: Floor coverings, blinds, curtains, and light fittings (excluding dining room light fitting). Integrated double oven, hob, microwave, and dishwasher. Bin store in utility room. Breakfast bar stools. LED mirrors in both the en suite and family bathroom. Garden shed. Garage includes shelving (right-hand side when facing the property) along with additional shelving and potting table within the shed.

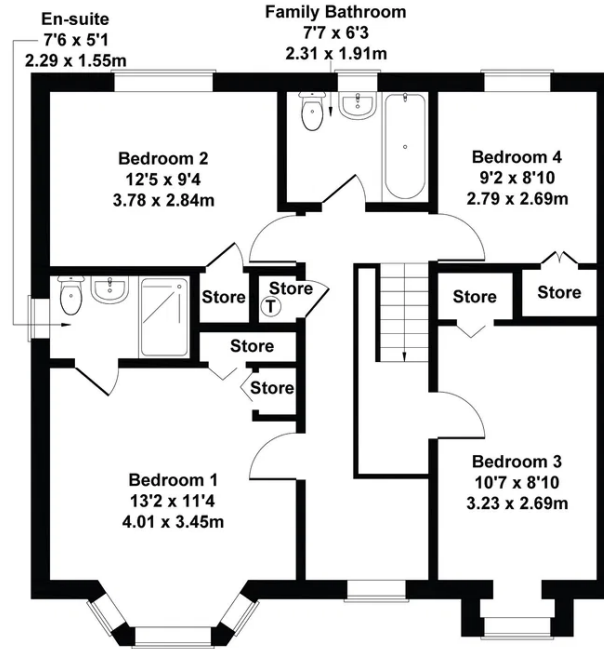


28 Westcroft Court, Livingston Village, Livingston, West Lothian, EH54 7EW

Approximate Gross Internal Area
1805 sq ft - 168 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.

