



**14 Cornfield Place, EH54 6TE**

**Livingston - Offers Over £255,000**



**HOMETOWN**  
ESTATE AGENTS







Set within the ever-popular Eliburn area, this attractive red brick detached home offers the perfect blend of space, practicality and location, making it an ideal choice for modern family living. With excellent access to Livingston North train station, Eliburn Park and the main motorway links, it's perfectly positioned for commuters while still enjoying a peaceful residential setting.

The property is instantly appealing from the outside, with a neat front garden laid to lawn, alongside a driveway leading to a single garage complete with power and light. Step inside and you are welcomed into a bright hallway, finished with Amtico flooring. The hallway provides access to a convenient cloakroom, a useful under-stair storage cupboard and a carpeted staircase leading to the upper level.

To the rear, the lounge is a lovely, relaxing space with neutral decor and an abundance of natural light flowing in through the patio doors, which open directly onto the garden. This room also connects seamlessly to the dining room, creating a great flow for both everyday living and entertaining. The dining room itself is a versatile space, equally suited as a formal dining area, playroom, home office or second sitting room, and benefits from a front-facing window and neutral finishes.

The kitchen is well-equipped with a wide range of base and wall-mounted units, offering excellent storage and workspace. It includes an integrated oven and hob, along with space for free-standing appliances such as a washing machine, dishwasher, dryer and fridge/freezer. A door from the kitchen provides direct access to the rear garden, adding to the practicality of the layout.



Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom. There is also a handy storage cupboard on the landing, which houses the water tank. The principal bedroom is positioned to the front and features two fitted wardrobes, laminate flooring and neutral decor, along with the added benefit of an en suite shower room complete with WC, wash hand basin and shower cubicle with wet wall panelling. Bedroom two is another generous double room, also front-facing, and offers excellent storage with two built-in cupboards, one with shelving and the other providing both shelving and hanging space. The third bedroom is a bright single room with neutral decor and laminate flooring, ideal as a child's room, nursery or home office. The family bathroom is fitted with a white suite including WC, wash hand basin and bath, complemented by white tiling to the walls and a rear-facing window.

Externally, the rear garden is a real highlight, offering a good level of privacy thanks to the woodland treeline beyond. It is mainly laid to lawn with a paved patio area, creating the perfect space for outdoor dining, relaxing or family time.

Further benefits include gas central heating and double glazing throughout. This is a fantastic opportunity to secure a well-located family home in a highly sought-after area.

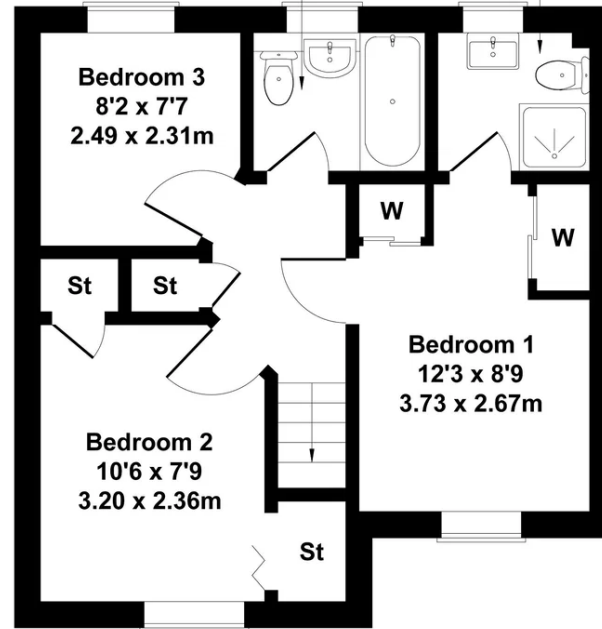
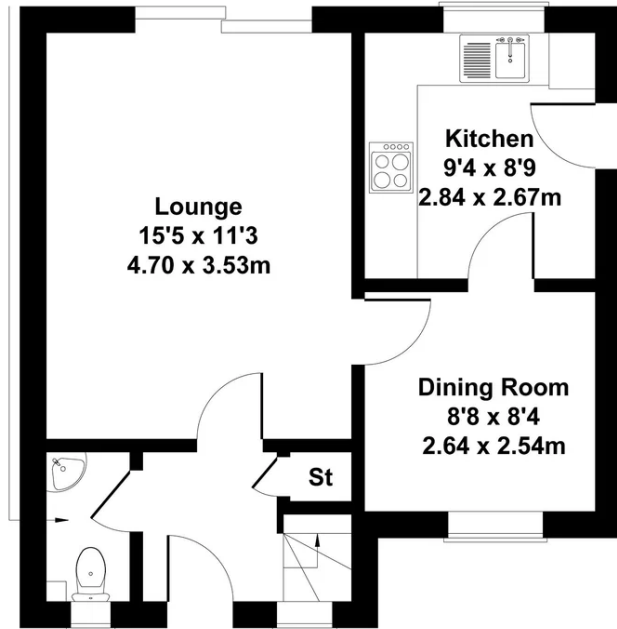
# 14 Cornfield Place, Livingston

Approximate Gross Internal Area  
836 sq ft - 78 sq m

Cloakroom  
5'7 x 3'2  
1.70 x 0.97m

Bathroom  
6'4 x 5'5  
1.93 x 1.65m

En-suite  
5'9 x 5'3  
1.75 x 1.60m



**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.

