



57 Lochshot Place, EH54 6SQ

Livingston -



HOMETOWN
ESTATE AGENTS







A beautifully presented home that immediately captures your attention with its charming red brick facade and welcoming kerb appeal. Set within a highly sought-after pocket of Eliburn, the property enjoys a peaceful yet well-connected location, making it ideal for a wide range of buyers. With a driveway accommodating two cars and the added benefit of an electric car charging point, practicality blends effortlessly with style from the outset.

Stepping inside, the quality and care poured into this home is evident straight away. The entrance hallway is finished with striking marble-effect tiles and statement wall panelling, creating a sleek and contemporary first impression, while the staircase is enhanced by a stylish runner leading to the upper level. From here, a door opens into the lounge, a bright and airy space thanks to a large front-facing window that floods the room with natural light. The decor is modern and neutral, complemented by a contemporary laminate floor, offering a calm and comfortable setting perfect for both relaxing and entertaining. A handy storage cupboard which is plumbed for a washing machine adds to the functionality, while the open-plan layout flows seamlessly through to the kitchen and dining area.

The kitchen/dining room is undoubtedly the heart of the home, designed with both style and socialising in mind. Featuring crisp white base and wall-mounted units, the space is elevated by striking black handles and a stylish black metro tile splashback, all tied together with complementary worktops. A pull-out larder cupboard maximises storage and convenience. Integrated appliances include an oven, grill, hob, and dishwasher, with additional space for a free-standing fridge/freezer. There is ample room for a dining table and chairs, making it a fantastic space to gather with family and friends, whether for everyday meals or special occasions. From here, access leads into the conservatory, offering additional living space and lovely views over the garden, perfect for relaxing or enjoying a morning coffee.

Upstairs, the property continues to impress. A loft hatch with a pull-down ladder provides access to a partially floored and shelved loft, offering excellent additional storage. There are two generously sized double bedrooms, both beautifully styled with fitted wardrobes and laminate flooring, creating elegant and practical spaces to unwind. The shower room completes the accommodation and is finished to a high standard, featuring a white WC and sink, a corner jacuzzi-style shower for a touch of luxury, and fully tiled walls and flooring. Additional storage is thoughtfully incorporated with cabinets above the sink and WC, as well as vanity storage below.

Externally, the home is just as appealing. The front driveway provides easy off-street parking, while the fully enclosed rear garden offers a private and sunny retreat. South-facing and thoughtfully maintained, the garden is laid to lawn and complemented by a selection of trees and shrubs, creating a lovely outdoor space to enjoy throughout the seasons. A garden shed and charming arbour add both practicality and character, making it an ideal setting for relaxing in the sun or entertaining during the warmer months.

The location is another standout feature. Eliburn is a popular and well-established area, known for its peaceful surroundings while still being incredibly convenient. The property is within easy reach of scenic walks, including Eliburn Park and the nearby reservoir, perfect for enjoying the outdoors. For commuters, Livingston North train station is close by, providing excellent links, while major road connections are easily accessible, making travel straightforward in all directions. Local amenities, schooling, and shopping facilities are also within easy reach, adding to the overall appeal.

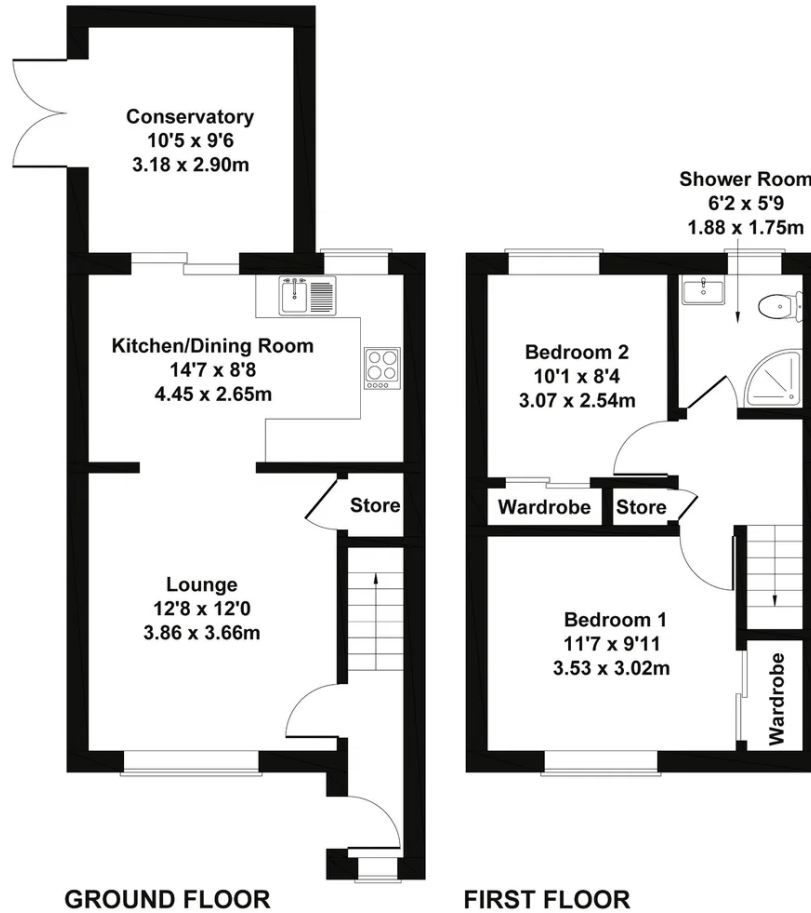
This is a truly stunning, move-in-ready home where everything has been thoughtfully finished so you can simply unpack and enjoy.

Extras: Floor coverings, window fittings, light fittings, integrated oven, hob, dishwasher, garden shed, arbour, wall cabinets in the bathroom and the electric car charger.



57 Lochshot Place, Eliburn, Livingston

Approximate Gross Internal Area
763 sq ft - 71 sq m



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



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