



5 Coatdyke Crescent, EH54 7FU

Livingston -



HOMETOWN
ESTATE AGENTS







Set directly across from Eliburn Park and reservoir, this stunning Bellway-built Victoria style detached family home offers an exceptional blend of style, practicality and spacious modern living. Beautifully presented throughout and occupying a fantastic plot with wonderful kerb appeal, this truly is a home that immediately impresses from the moment you arrive.

A double driveway leads to the garage, while the welcoming frontage sets the tone for what awaits inside. The front door opens into a bright and inviting hallway with laminate flooring flowing throughout most of the ground floor, adding both warmth and continuity to the space. The lounge enjoys cosy carpeting underfoot, and the hallway also provides access to the stylish kitchen/dining room, cloakroom and a handy under-stair storage cupboard. A carpeted staircase leads to the upper landing.

The lounge is a lovely place to relax and unwind, beautifully styled with rich green tones and enjoying an open aspect to the front, which allows natural light to flood the room.

The cloakroom is finished with a white WC and sink, complemented by splashback tiling and a front-facing window which brings additional light into the space.

Without doubt, the kitchen/dining room is a true highlight of the home and very much the hub of everyday family living. Beautifully designed with stylish base and wall mounted units, striking splashback tiling and a peninsula breakfasting area, the space feels both contemporary and welcoming. There is a lovely flow to the room, with ample space for a dining table and chairs, creating the perfect setting for everything from busy morning breakfasts to relaxed evening meals, entertaining friends or gathering with family. French doors open directly onto the rear garden, allowing natural light to pour into the room and creating a wonderful connection between indoor and outdoor living during the warmer months. Integrated appliances include a gas hob, oven, grill/oven, dishwasher and fridge/freezer, while thoughtful design ensures the room remains both practical and sociable. Just off the kitchen, the utility room provides additional functionality with space for a free-standing washing machine and tumble dryer, a generous storage cupboard and direct access to the garden.

Upstairs continues to impress with four sizeable double bedrooms, a further storage cupboard and access to the partially floored loft via a pull-down ladder.

The principal bedroom is a gorgeous retreat, featuring rich navy blue statement walls which create a warm and luxurious feel. Fitted mirrored wardrobes provide excellent storage, and the room also benefits from a stylish ensuite complete with modern splashback tiling, WC, sink and shower cubicle. Bedrooms two, three and four are all beautifully styled and generously proportioned double rooms with ample space for free-standing furniture. Bedroom three further benefits from attractive wall panelling, while carpeting continues throughout the upper level with the exception of bedroom three, which features laminate flooring.

Completing the accommodation is the contemporary family bathroom featuring a three-piece suite and modern tiled finishes.

Externally, the rear garden is a fantastic outdoor space and a wonderful extension of the home itself. Beautifully arranged with areas laid to lawn, chipped sections, raised planting beds and a paved patio area, it offers plenty of space for both relaxing and entertaining. The patio provides the perfect spot for outdoor dining and summer evenings, while the generous plot gives ample room for children to play or for keen gardeners to enjoy. Fully enclosed and thoughtfully maintained, the garden enjoys a lovely sense of privacy and is ideal for modern family living.

Further benefits include gas central heating, double glazing and solar panels.

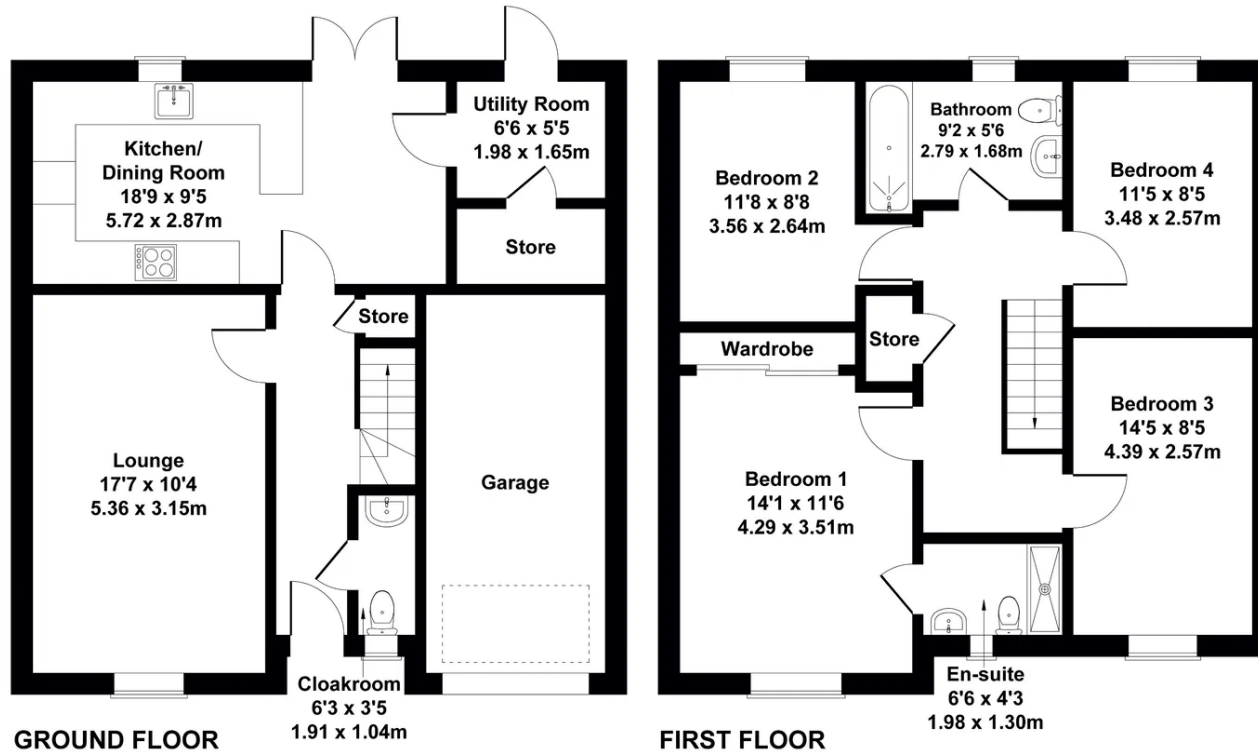
Ideally located within walking distance of Livingston North train station and with excellent access to motorway networks, this exceptional family home offers stylish modern living in a highly sought-after setting.

Extras: Floor coverings, blinds, light fittings, integrated oven, hob, grill/oven, dishwasher, fridge/freezer, shelf in the utility room and kitchen. The breakfast stools in the kitchen are available by a separate negotiation.



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Approximate Gross Internal Area
1425 sq ft - 132 sq m



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.

