



## 14 Goldpark Place

Livingston, EH54 6LW

Offers over £335,000



Occupying a prime position within a peaceful cul-de-sac in the highly sought after Eliburn area of Livingston, this spacious 4 bedroom detached bungalow offers an outstanding opportunity to acquire a rarely available home combining generous accommodation, versatile living space and excellent accessibility features. Goldpark Place enjoys an enviable location within Eliburn, one of Livingston's most popular residential areas. Excellent local schooling, shopping facilities, healthcare services and leisure amenities are all within easy reach, while Livingston North railway station and the nearby M8 motorway provide superb commuting links to Edinburgh, Glasgow and beyond. Rarely available and offering a unique combination of space, flexibility and accessibility, this impressive detached bungalow is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



## Description

Extending to almost 1300 sq ft, the property provides well-balanced accommodation all on one level, making it ideal for families, downsizers and those seeking the convenience of single-storey living. The property has been thoughtfully adapted to support a range of mobility requirements, enhancing accessibility and practicality without compromising comfort. These features make the home particularly attractive to purchasers seeking a property that can accommodate changing lifestyle needs. The welcoming entrance hallway leads to a bright and spacious main living room, creating an inviting space for relaxation and entertaining. The well-appointed kitchen offers ample a range of sleek storage cabinets and workspace, with integrated appliances included within the sale. An adjacent utility provides everyday laundry needs, with access internally to the garage. Four bedrooms offer versatility for growing families, guests, home working or hobby rooms, with scope to utilise as a dining room if desired. The master bedroom features fitted wardrobes alongside a wet-floor shower room that has been designed to accommodate accessible needs. Fitted wardrobe space can also be found to bedrooms 3 and 4, with further cupboards in the hallway to assist with daily essentials. A further WC can be found off the hallway to assist with everyday convenience. Externally, there is a private driveway to provide off-street parking for a couple of cars, with the aforementioned garage providing further parking or storage. An enclosed south facing garden offers excellent outdoor space for enjoyment and entertaining whilst the established setting offers a pleasant residential environment while remaining conveniently close to everyday amenities.

## Location

Elburn can be found close to the centre of Livingston and is ideally located for access to the wide array of amenities on offer within the town. A train station at nearby Livingston North provides excellent links to Edinburgh and Glasgow, whilst an M8 connection is easily accessible within a short drive. Schooling from primary to secondary level can be found in the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Elburn is also within easy reach of St. Johns Hospital.

Living Room 16'3" x 14'6" (4.96m x 4.44m)

Kitchen 13'8" x 9'7" (4.18m x 2.93m)

Utility 9'11" x 6'3" (3.04m x 1.92m)

Bedroom 1 13'6" x 12'1" (4.13m x 3.70m)

En-Suite 7'7" x 7'7" (2.33m x 2.33m)

Bedroom 2 13'10" x 10'9" (4.23m x 3.28m)

Bedroom 3 13'6" x 9'10" (4.13m x 3.01m)

Bedroom 4 11'3" x 9'10" (3.44m x 3.00m)

Garage 18'4" x 9'11" (5.61m x 3.04m)

## Key Info

Home Report Valuation: £340,000

Total Floor Area: 118m<sup>2</sup> (1270 ft<sup>2</sup>)

What3words: ///wheels.pool.pops

Parking: Driveway & Garage

Factor Fee: Residents Association, £15 per year

Heating System: Gas

Council Tax: F - £3569.07 per year

EPC: C

## Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

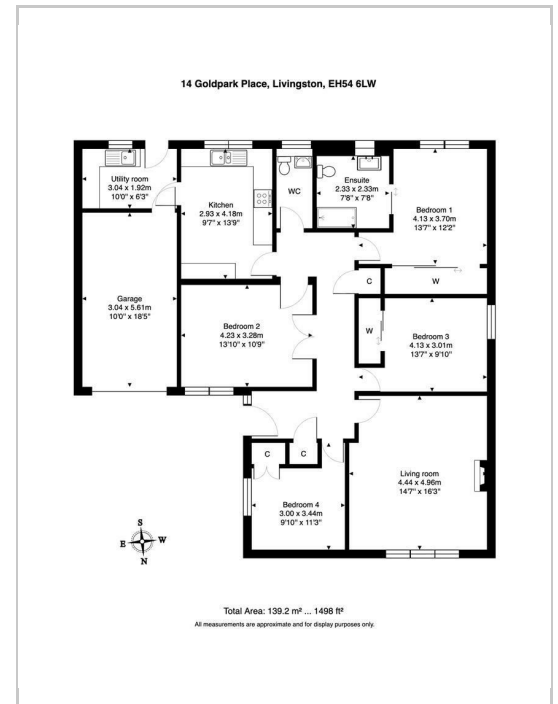
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## Area Map



## Floor Plans



## Energy Efficiency Graph

