

82 Whinbank

LIVINGSTON, EH54 6HL



A three-bed home with a study. This perfect family home caters to a growing family or a young couple looking to buy with the benefit of a garage, driveway and tranquil garden



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McEwan Fraser Legal is delighted to present Whinbank to the market. Set in a quiet cul-de-sac within a popular residential area of Livingston, this home is a generously proportioned three-bedroom mid-terrace house. With a garage and driveway, it offers a family-friendly layout, fantastic storage, and stylish presentation throughout. This much-loved home is ready to welcome its next chapter.

From the front, the home offers instant practicality with a private driveway, integrated garage and neat planting space, setting a tidy tone for what's to come inside.

THE KITCHEN



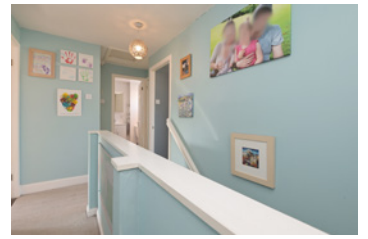
Step through the entrance into a bright and welcoming hallway, painted in a soft blue hue and full of personality. From here, there's access to a handy downstairs WC, beautifully presented with a touch of greenery and natural charm, perfect for guest use. On the right, the kitchen delivers a modern, wood-toned finish and ample worktop space, with plenty of cabinets above and below. A front-facing window draws in morning sun, and tucked around the corner, the under-stair dining nook creates a charming spot for casual meals or homework sessions—complete with a chalkboard wall for a fun, creative twist.

THE LIVING ROOM



Flowing through to the rear, the heart of the home is the expansive living room. This space has a calm, cosy ambience with plenty of room for family downtime or entertaining. Double sliding doors allow light to flood in and open out to a covered rear patio. From the living room, a rear hallway provides further access to the garden, garage and more built-in storage—functionality at its best.





Upstairs, the property continues to impress with three incredibly spacious bedrooms, each one comfortably accommodating a variety of furniture layouts. Whether you need sleeping space, play zones or areas to work or unwind, there's room to breathe in every corner.

Also on this level is a separate study—ideal for those working from home or in need of a quiet focus zone. A fresh, modern bathroom completes the floor, fitted with a crisp white suite, over-bath shower and sleek finishes.

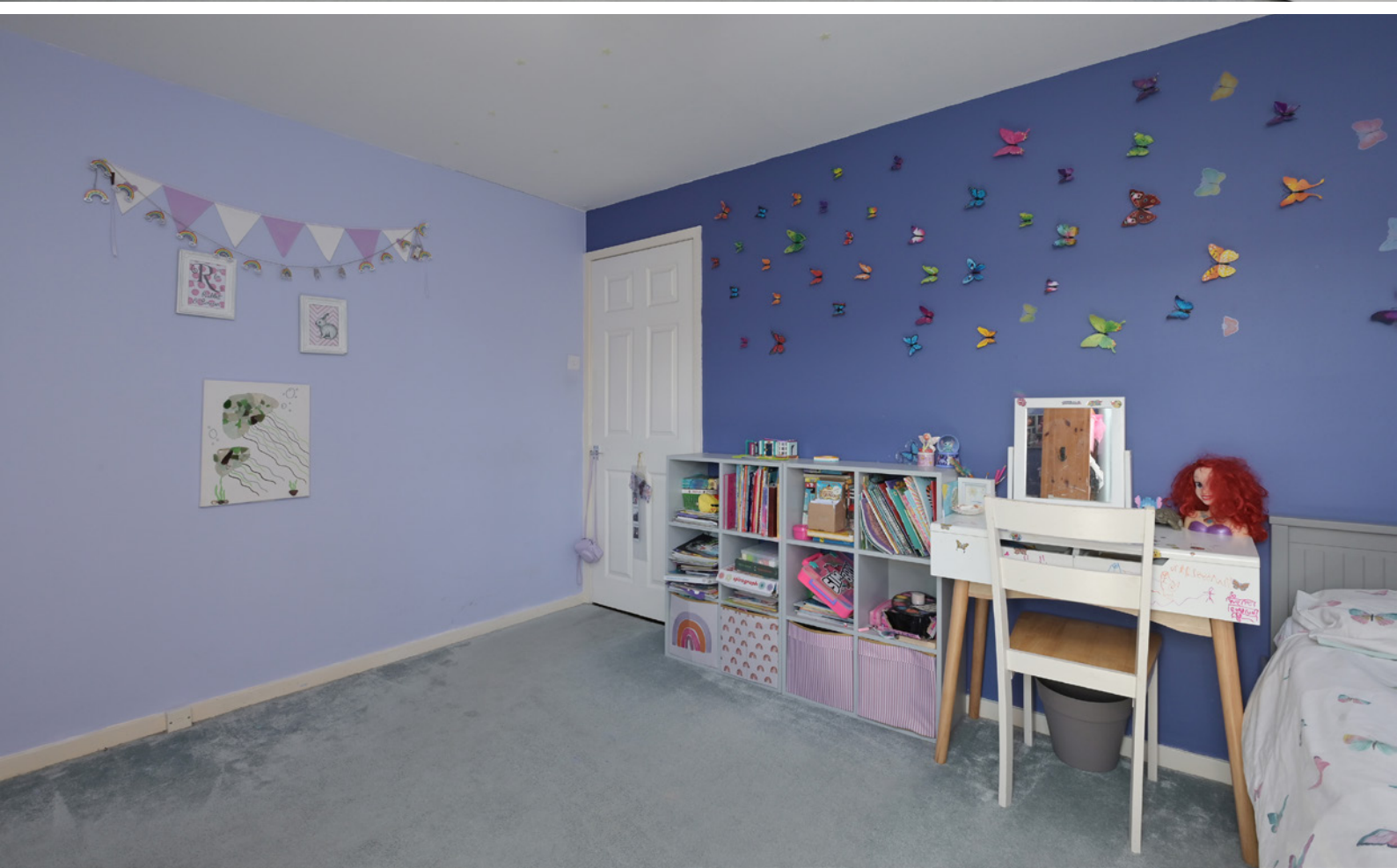
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



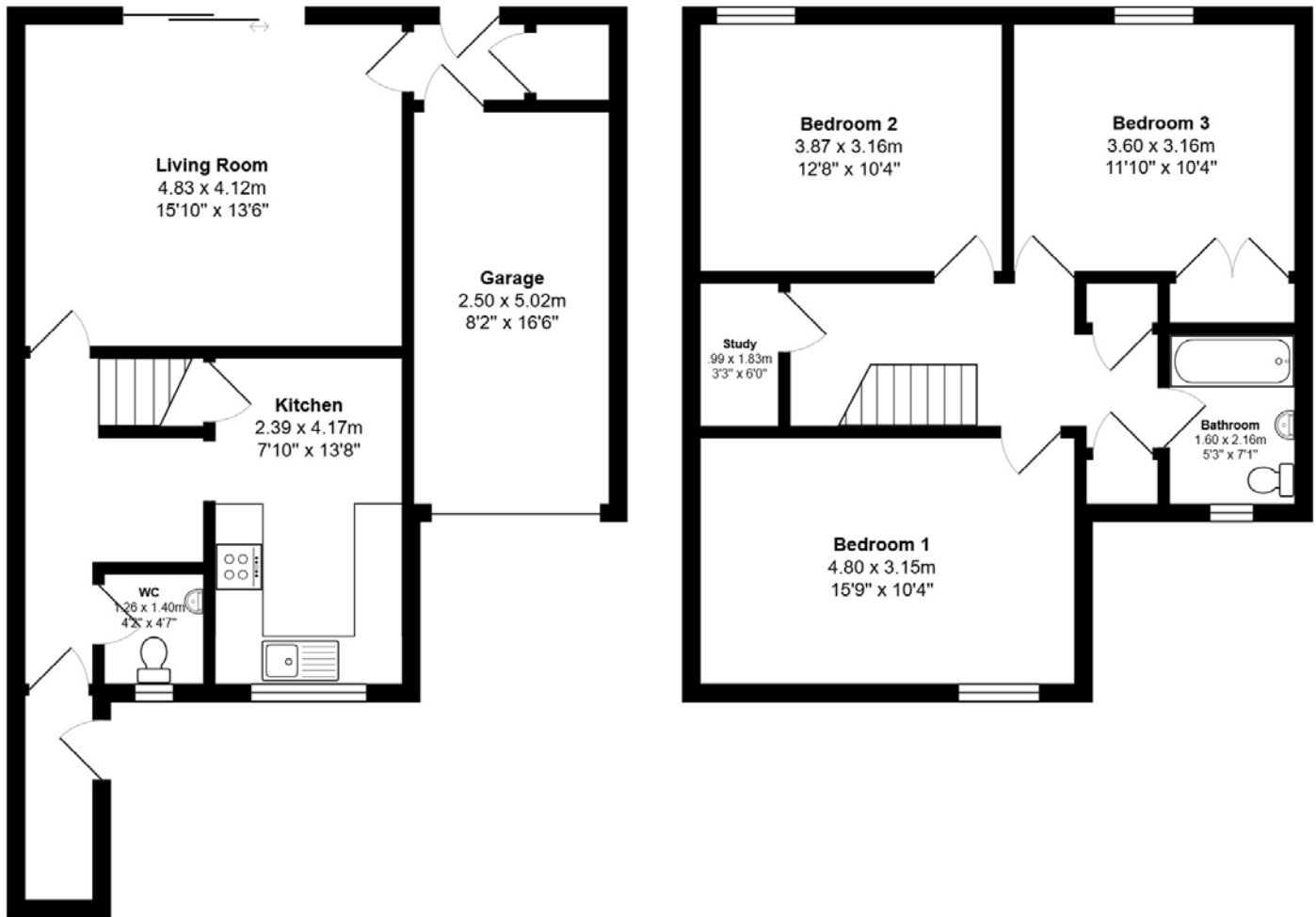
To the rear, the garden has been transformed into a tranquil outdoor haven. A pergola-covered patio provides a lovely shaded seating area, strung with festoon lighting and surrounded by lush planting. Beyond, artificial lawn keeps maintenance low and playtime high—ideal for families, pets or anyone wanting an easy-going garden to enjoy all year round.

With its well-balanced layout, excellent proportions, garage, driveway and thoughtfully styled finishes, this property is a fantastic opportunity in the heart of Livingston.

EXTERNALS

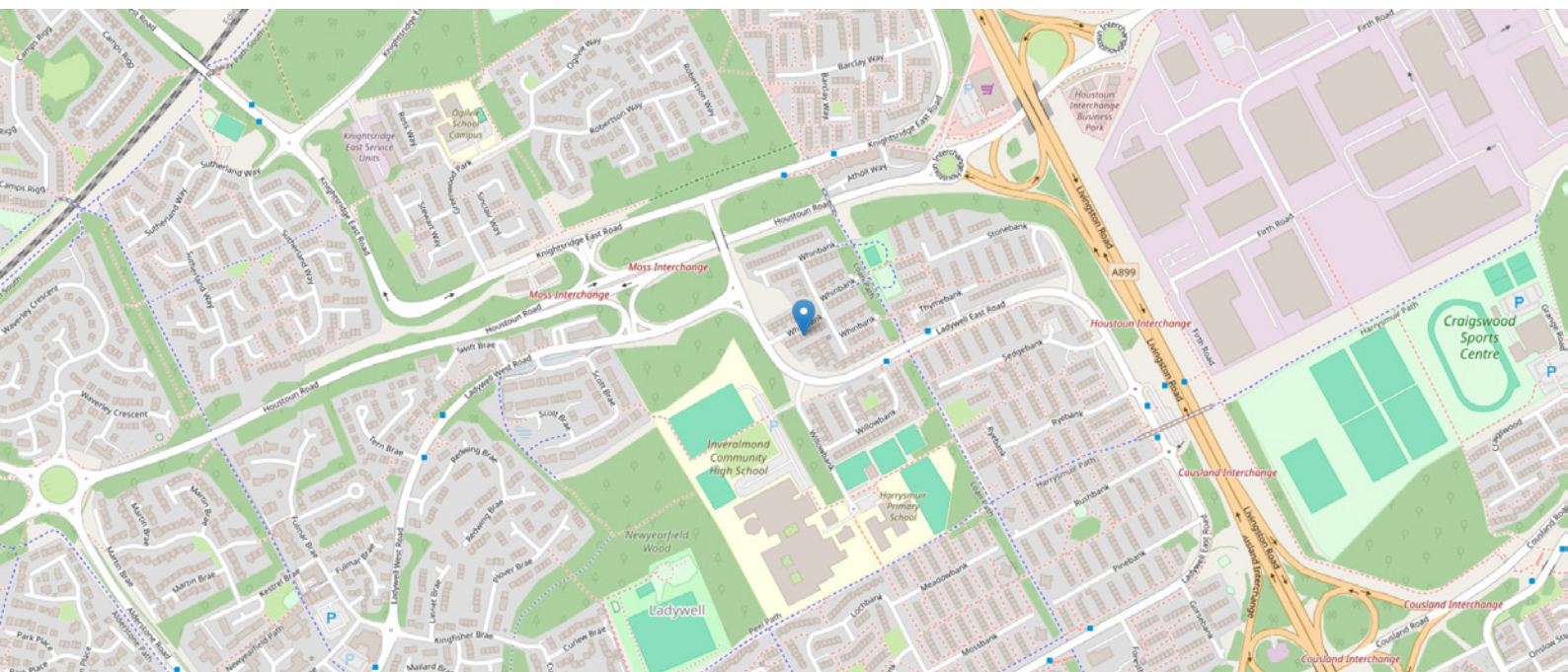


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 102m² | EPC Rating: C



THE LOCATION

Whinbank is nestled in the established Ladywell district of Livingston—a peaceful residential area known for its family-friendly atmosphere and convenient access to local amenities. Residents benefit from proximity to reputable schools, including Harrysmuir Primary School and Inveralmond Community High School, both within walking distance.





The area is well-served by public transport, with several bus routes connecting Ladywell to Livingston town centre and beyond. For drivers, the nearby A899 and M8 motorway provide straightforward routes to Edinburgh and Glasgow, making commuting a breeze.

Livingston itself offers a wealth of shopping and leisure options, from The Centre and Livingston Designer Outlet to various parks and recreational facilities. Whinbank's location combines the tranquillity of suburban living with the convenience of urban amenities, making it an ideal spot for families and professionals alike.



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