



**11 Silverbirch Glade
Adamrae**

**Livingston EH54 9JS
Offers Over £TBC**

Caesar & Howie
Solicitors & Estate Agents



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This is a stunning and very substantial detached villa, set within a prestigious, quiet and leafy area, yet ideally placed, it will provide a superb family home in true walk-in condition. The property has undergone major improvements and upgrading over the years and boasts luxury German kitchen, hi spec bathrooms, finishes and fittings throughout. The accommodation enjoys a superb layout and suits home working if required. Schools, rail station, supermarket, town centre amenities and shops all within easy reach. Lovely doorstep walks in adjacent Wilderness Woods (95 Acres Woodland Trust) Swift access to commuter routes. Early viewing highly advised.

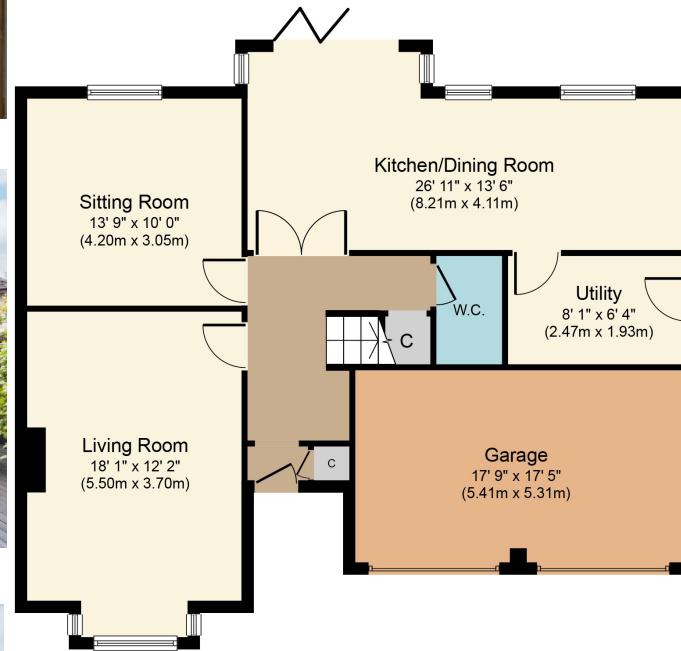
- **Entrance hall & W.C.**
- **Bay window lounge**
- **Sitting/family room**
- **Luxury German (Haecker) kitchen/dining**
- **Utility**
- **Five spacious bedrooms/2 En suite**
- **Family bathroom**
- **Double garage/driveway**
- **Large floored attic, GCH, DG, CCTV**
- **Attractive gardens**
- **Council Tax Band F**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

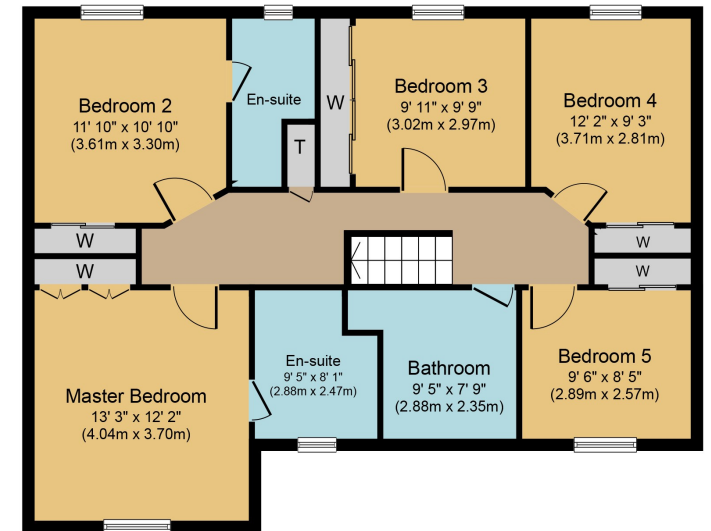


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Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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