

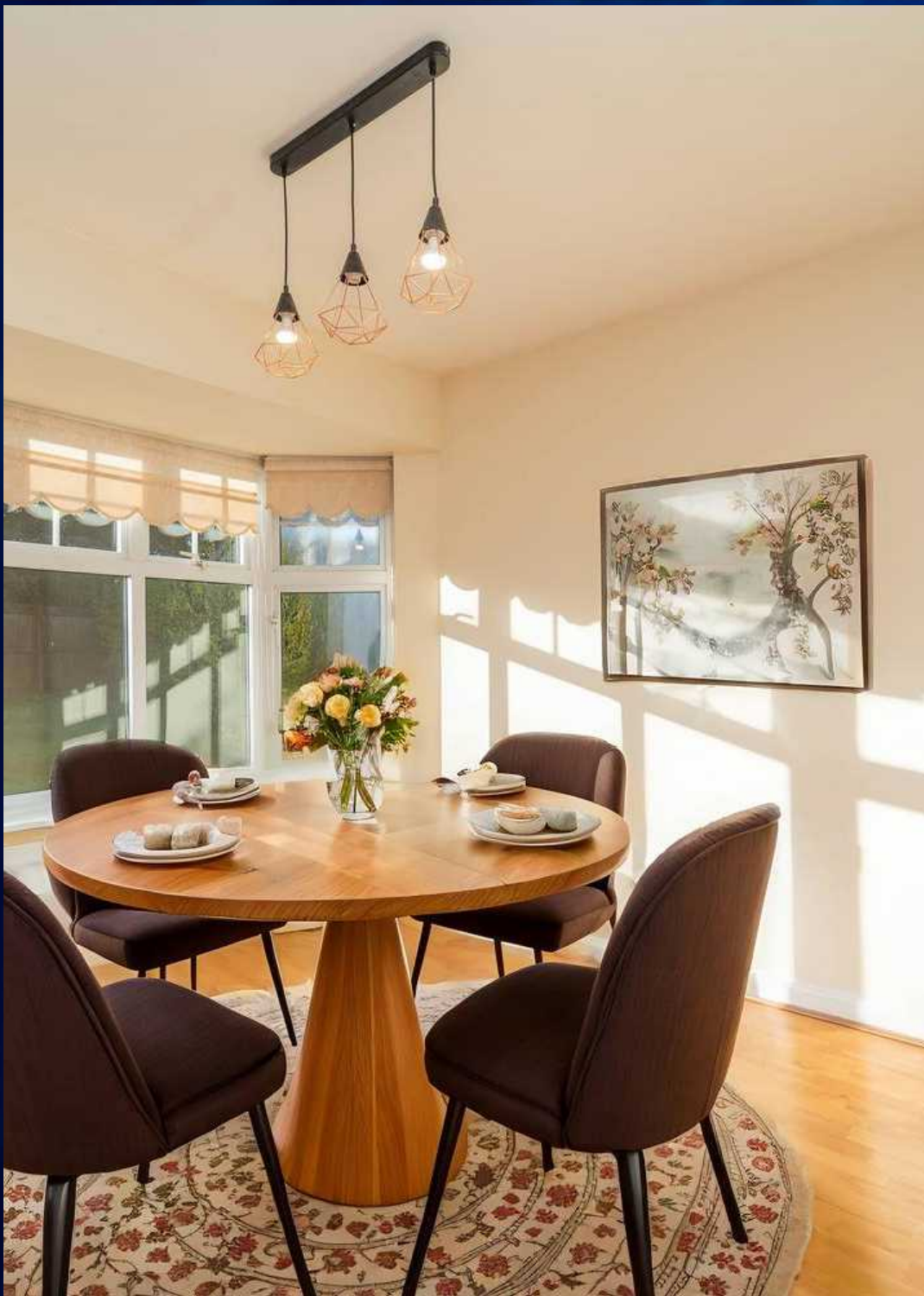


FOR SALE
RE/MAX
REAL ESTATE

 **RE/MAX**
Property

29 Bluebell Glade, Livingston, EH54 9JJ.

Offers Over £400,000



This fantastic four bedroom home in Bluebell Glade is the perfect choice for a growing family. Situated in a highly sought-after location, this spacious property is move-in ready and offers an ideal balance of comfort and practicality. With ample room for both living and working, it's especially well-suited for families in need of flexible bedroom and office space. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional family home to the market.

Adambrae is a quiet residential area within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Garden & Approach

The welcoming approach is grassed, edged with decorative stones and has a paved path with steps leading to the front door. To the side, a tarmac finished multi vehicle driveway leads to the double garage. Access to the rear garden can be found from the side driveway area.

Entrance Hallway

Entry to this inviting vestibule is through a part glazed wooden door which, alongside the adjacent window, allows natural light to enter. The décor begins with magnolia painted walls and carpet flooring. There are two built in cupboards providing storage space. A ceiling light, power points, a smoke detector and a radiator are included.

Lounge

20' 0" x 11' 1" (6.09m x 3.38m)

This superb room has been mainly painted with white tones to the walls, with a feature grey wall, and carpet to the floor. A large bay window to the front and French doors to the rear allow lots of natural light into the room, being further enhanced by two ceiling lights. An electric fire with a cream stone hearth and wooden surround creates a central focal point in the room. Two radiators and power points are also provided.

Kitchen Diner

8' 6" x 20' 1" (2.60m x 6.13m)

This well designed open-plan kitchen features wood-effect cabinetry, paired with cream speckled work surfaces for a coordinated look. The space is tastefully finished with magnolia walls, a tiled splashback, and laminate flooring, creating a warm and inviting atmosphere. The kitchen is fully equipped with built-in appliances, including an eye-level oven, microwave, five-ring gas hob with a sleek black glass splashback, integrated fridge and freezer, and a stainless steel extractor fan. The stainless steel sink, complete with a one-and-a-half bowl, drainer, and mixer tap, adds both functionality and style. Natural light floods the room through the rear facing windows in both the kitchen and the charming bay dining area. The layout allows for a dedicated dining space alongside a convenient breakfast bar, perfect for casual dining. Additional features include a ceiling light, downlights, two radiators, and ample power points.

Utility Room

5' 8" x 7' 9" (1.72m x 2.35m)

The utility room features magnolia painted walls and laminate flooring. It includes ample storage with both floor and wall units, finished with wood-effect fronts and complemented by a cream work surface. The room is equipped with an under-counter washing machine and dishwasher, both of which are included in the sale. A part-glazed wooden door provides convenient access to the side. The utility area is completed with a stainless-steel sink and drainer, mixer tap, tiled splashback, a radiator, an extractor fan, a ceiling light, and power points.



Dining Room / Office

10' 2" x 9' 5" (3.09m x 2.87m)

This versatile additional living space offers endless possibilities, whether as a dining room, home office, or even a fifth bedroom. The warm magnolia-painted walls and plush carpeted flooring create an inviting and cosy ambiance. A front-facing window allows natural light to flood the room, enhancing the bright and airy feel. Practical features like a ceiling light, radiator, and strategically placed power points add both comfort and convenience to this adaptable space.

Living Level Toilet

6' 9" x 3' 5" (2.05m x 1.03m)

This essential modern living space is finished with crisp white walls and sleek grey tile-effect vinyl flooring, offering a clean, contemporary look. The suite features a close-coupled toilet and a pedestal sink, providing both functionality and style. Natural light streams in through the window, complemented by a ceiling light, creating a bright and welcoming atmosphere. A radiator adds the finishing touch, ensuring comfort throughout the room.

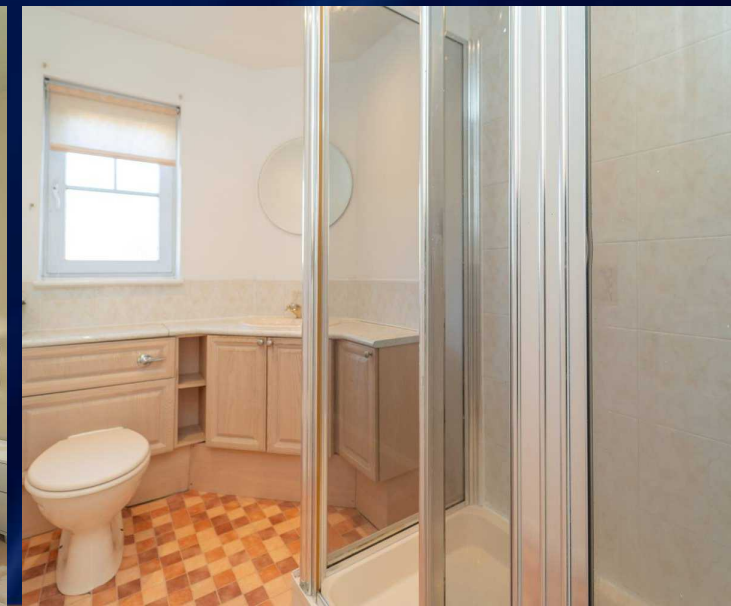
Stairs and Landing

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet magnolia painted walls. A shelved cupboard offers ample storage. The area is well-lit by ceiling light and a window to the front. Additional features include a smoke detector, an attic hatch and conveniently placed power points.

Primary Bedroom

12' 0" x 9' 11" (3.67m x 3.03m)

This delightful room features white painted walls and carpeted flooring. It boasts two integrated wardrobes in a dressing area, offering generous hanging and shelving space. The room is bathed in natural light from the window to the rear of the property, further enhanced by a ceiling light. The space provides a radiator and power points.





En-Suite Shower

8' 3" x 5' 7" (2.52m x 1.69m)

The shower room is neutrally decorated with crisp white walls, perfectly complemented by vinyl flooring. The suite features a cream-tiled shower unit with a mains-powered shower, a sleek built-in vanity unit with a back-to-wall toilet, and an integrated sink, offering both elegance and functionality. A front-facing window and ceiling downlights provide excellent lighting, while the radiator and extractor fan ensure finish the room.

Bedroom Two

9' 10" x 11' 5" (2.99m x 3.47m)

This lovely room has been finished with neutral walls and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Bedroom Three

8' 11" x 10' 0" (2.72m x 3.06m)

Another great double bedroom, finished with painted walls and carpet to the floor. A window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

Bedroom Four

9' 11" x 8' 3" (3.02m x 2.51m)

The fourth bedroom features soft magnolia-painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A large window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

Family Bathroom

8' 4" x 7' 3" (2.54m x 2.22m)

This bright and inviting room is finished with clean white-painted walls, a cream-tiled splashback, and vinyl flooring. A front facing window fills the space with natural light, further enhanced by sleek ceiling downlights. The cream suite includes a mains-powered shower within an enclosed cubicle, a bathtub for relaxation, and a built-in vanity unit with an integrated sink and back-to-wall toilet, offering both style and functionality. A radiator and extractor fan complete this well-appointed space, ensuring comfort and ventilation throughout.

Garage

19' 3" x 19' 3" (5.88m x 5.88m)

The double garage which has two up and over doors and a glazed wooden door for side



Garage

19' 3" x 19' 3" (5.88m x 5.88m)

The double garage which has two up and over doors and a glazed wooden door for side access from the garden. Power points and two ceiling lights complete this area.

Rear Garden

The fantastic, secluded south-facing garden serves as a superb outdoor retreat. Primarily laid to lawn, it features a paved patio area adjacent to the house, perfect for outdoor dining or relaxation. Mature bushes line the edges, adding natural beauty and privacy. Fully enclosed by fencing, the garden includes a convenient gate leading to the driveway. This well-designed space is ideal for both entertaining and quiet moments, with the added bonus of woodland at the rear, creating a tranquil and private atmosphere.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

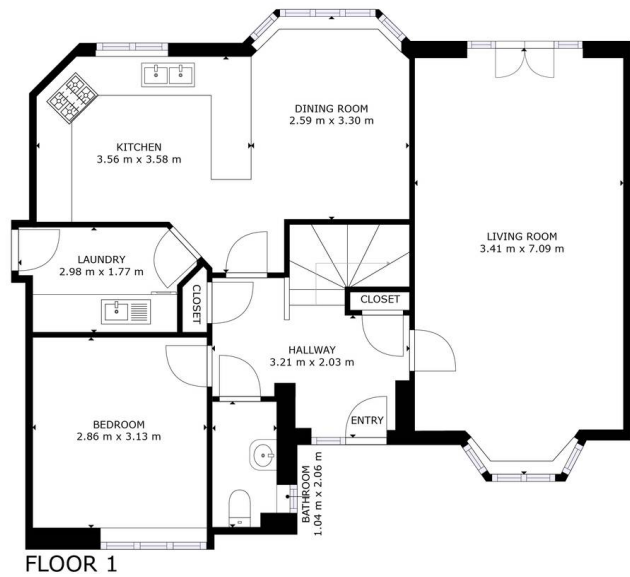
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

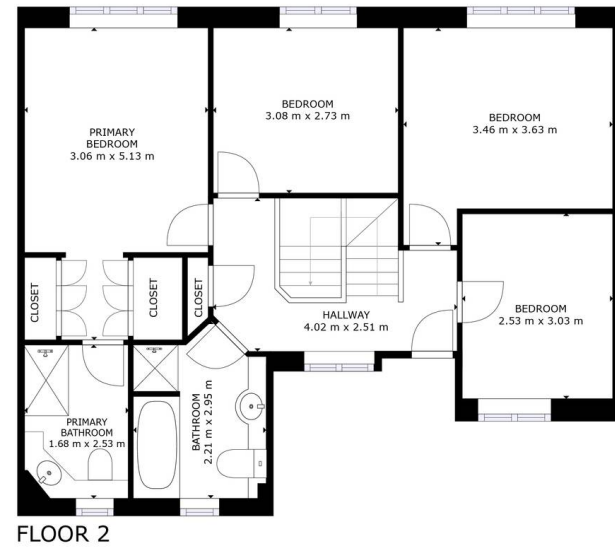
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



GROSS INTERNAL AREA
FLOOR 1: 71 m² FLOOR 2: 64 m²
TOTAL: 135 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.