



9 Eagle Brae, Livingston, EH54 6EP.

Offers Over £168,000



This modern and spacious terraced house in Eagle Brae is in immaculate, walk-in condition, making it a fantastic home. Perfect for families or those in need of both bedroom and office space, this property offers comfort and versatility. Lorna MacDonald and RE/MAX Property are delighted to present this stunning three double bedroom home to the market.

Ladywell is within easy reach of the excellent amenities that Livingston has to offer. 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, leisure pool 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. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

#### **Front Garden**

The welcoming entrance boasts a neatly landscaped garden with lush grass, a paved pathway leading to the front door, and planted beds for added charm. Parking can be found to the front of the property.

#### **Entrance Hallway**

The inviting hallway is accessed through a partially glazed composite door, allowing natural light to flow in. The modern design begins with white painted walls and sleek laminate flooring. A large walk in cupboard and further under stairs cupboard offer ample storage. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power point.

#### **Lounge Diner**

25' 5" x 10' 4" (7.75m x 3.16m)

7.75m x 2.51m widening to 3.16m (25'04" x 8'02" widening to 10'04") This stunning room showcases a predominantly neutral colour palette, accented by a feature blue wall. The laminate flooring adds a touch of modern elegance. Large windows at the front and rear flood the space with natural light, further enhanced by two ceiling lights. The room is comfortably heated by two radiators, a smoke detector and multiple power points ensure practicality and convenience.

### Kitchen

10' 5" x 12' 4" (3.18m x 3.75m)

This space is thoughtfully designed with numerous wall and floor-mounted units featuring red gloss frontages and under-counter lighting, paired with sleek marble effect work surfaces and a matching splashback. The papered walls and seamless laminate flooring create a cohesive and modern look. Included in the sale are an eye level oven and grill, a four-ring electric hob, a built in stainless steel extractor hood, an under-counter washing machine, and a tall fridge freezer, offering convenience and functionality. Natural light streams in through the rear window and part-glazed uPVC door, further illuminated by a ceiling light. The sink area boasts a white ceramic sink and half with a drainer and mixer tap. Additional features include power points, a radiator, an extractor fan, and a heat detector.

### Living Level Toilet

4' 7" x 5' 7" (1.39m x 1.71m)

A must-have for modern living, this stylish room features light grey wet wall panels paired with partially papered walls and sleek black laminate tiled flooring. The suite includes a close-coupled toilet and a contemporary vanity sink. A front-facing window allows natural light to brighten the space, while a radiator and a ceiling light completes the room.

### Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by soft neutral painted walls. The area includes a cupboard with hanging and shelving space and a further walk in storage cupboard. Finishing touches include a ceiling light, a smoke detector, and an attic hatch for easy access to additional storage.

### Primary Bedroom

10' 6" x 11' 11" (3.21m x 3.63m)

This charming room features light green painted walls accompanied by soft carpeted flooring. A rear facing window, with built in black out blind, fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.





### **Bedroom Two**

9' 8" x 10' 11" (2.95m x 3.33m)

This lovely room is beautifully finished with mocha painted walls and laminate flooring, creating a modern ambience. A front facing window, with built in black out blind, fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator, ensuring both functionality and comfort.

### **Bedroom Three**

13' 5" x 8' 9" (4.08m x 2.66m)

A fantastic third double bedroom features light grey painted walls and carpeted flooring. A rear facing window, with built in black out blind, welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

### **Bathroom**

8' 6" x 6' 6" (2.59m x 1.99m)

This sleek and modern shower room is designed for both style and practicality, featuring a black laminate tiled floor, light grey wet wall panels, and complementary papered walls for a low-maintenance finish. A front-facing window allows natural light to enhance the space, complemented by a ceiling light for added brightness. The well-appointed suite includes an electric shower over the bath, a close-coupled toilet, and a wall-hung sink. A built-in shelved cupboard offers convenient storage, while a chrome towel radiator adds warmth to this thoughtfully designed room.

### **Rear Garden**

This wonderfully designed, low-maintenance rear garden features a spacious paved area, fully enclosed by fencing for privacy, with a gated rear access for convenience. Ideal for outdoor seating and relaxation, this inviting space is perfect for unwinding or entertaining guests in a peaceful setting.

### 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.

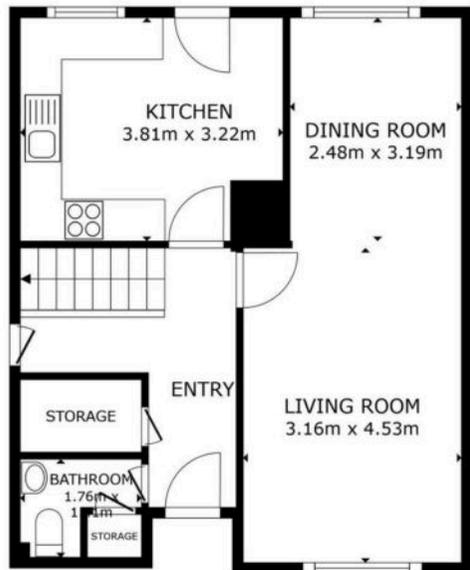
### OFFERS

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.

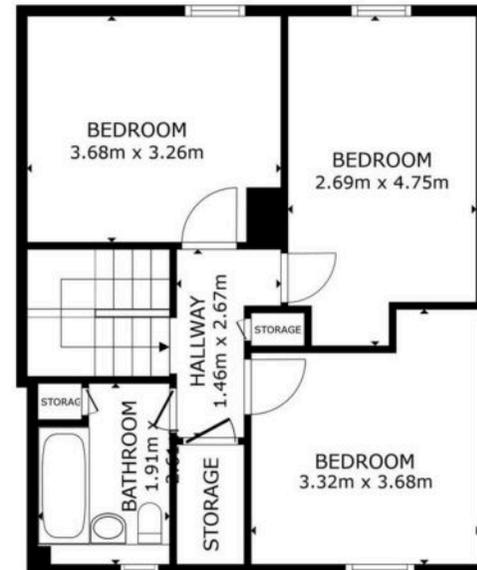




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 51.2 m<sup>2</sup>  
 TOTAL: 100.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 51.2 m<sup>2</sup>  
 TOTAL: 100.0 m<sup>2</sup>

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**RE/MAX Property**

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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.