

A fantastic four bedroom home in the highly sought after Heatherfield Glade. Thoughtfully designed and beautifully maintained, this move in ready property offers the perfect blend of comfort, space, and flexibility, ideal for modern family living. With four double bedrooms, there's ample room for both relaxation and productivity. Whether you need additional space for a home office, guest room, or playroom, this versatile layout adapts effortlessly to your family's needs.

Set in a desirable location and offering a superb balance of practicality and style, this fantastic home is a must see for families seeking space, quality, and convenience. 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 property enjoys a welcoming approach, with a neatly lawned front garden bordered by attractive planting. A spacious double monoblock driveway leads to the front step and door, providing access to both the main entrance and the integral garage. Gated side access offers a convenient access to the rear garden.

Entrance Hallway

Entry to this inviting vestibule is through a part glazed composite door which, alongside the adjacent window, allows natural light to enter. The décor begins with papered walls and wood flooring. A ceiling light, power points, a smoke detector and a radiator are included.

Lounge

16' 4" x 11' 10" (4.99m x 3.61m)

This superb room has been painted with magnolia walls and wood to the floor. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. A radiator, smoke detector, and power points are also provided.

Dining Room

9' 10" x 10' 9" (3.00m x 3.27m)

This delightful dining room features soft magnolia walls and continued wooden flooring, creating a warm and inviting atmosphere. Patio doors open out to the garden, flooding the space with natural light and enhancing its bright, airy feel. Practical touches including a ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

Kitchen

9' 10" x 16' 6" (2.99m x 5.04m)

This well designed spacious kitchen features dove grey cabinetry, paired with black work surfaces and white metro tile splashback for a coordinated look. The space is tastefully finished with blue walls, a tiled splashback, and grey laminate tile flooring, creating a warm and inviting atmosphere. The kitchen is fully equipped with built in appliances, including an eye level oven and grill, a five ring gas hob a stainless steel and glass extractor hood, and integrated fridge and freezer. 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 two rear facing windows. A large integrated cupboard provides further storage space. Additional features include downlights, under unit and kickboard lights, a tall radiator, a heat detector and ample power points.



Utility Room

5' 4" x 5' 3" (1.62m x 1.61m)

The utility room offers a practical space, featuring blue painted walls and laminate flooring. Matching dove grey fronts wall and floor units offer storage, complemented by a black work surface and white metro tile splashback. There is space for an under counter washing machine. A half glazed upvc door provides convenient access to the side. The utility area is completed with a radiator, an extractor fan, downlights, and power points.

Living Level Toilet

5' 3" x 2' 9" (1.59m x 0.84m)

This essential modern living space is finished with cream tiled walls and floor, offering a clean, contemporary look. The suite features a close coupled toilet and a pedestal sink, providing both functionality and style. A ceiling light, a chrome towel radiator and an extractor fan add the finishing touches.

Stairs and Landing

The décor extends up the staircase, where carpeted stairs and landing meets papered walls. The area is lit by ceiling light. Also included are, a smoke detector, an attic hatch and power points.

Primary Bedroom

12' 8" x 11' 11" (3.86m x 3.64m)

This delightful room features neutral papered walls and carpeted flooring. It boasts a generous integrated wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from the large window to the front of the property, further enhanced by a ceiling light. The space provides a radiator and power points.





En-Suite Shower

4' 7" x 6' 0" (1.39m x 1.82m)

The shower room is neutrally decorated with magnolia walls, perfectly complemented by vinyl flooring. The suite features a tiled shower unit with a mains-powered shower, a built in white vanity unit with a back to wall toilet, and an integrated sink, offering both elegance and functionality. A built in cupboard houses the water tank and offers storage space. A front facing window and a ceiling light provide excellent lighting, while the radiator and extractor fan ensure the space stays comfortable and well ventilated.

Bedroom Two

11' 2" x 9' 1" (3.41m x 2.77m)

This lovely room has been finished with neutral papered walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides ample storage space. Power points and a radiator are also provided.

Bedroom Three

11' 5" x 8' 7" (3.48m x 2.61m)

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

10' 0" x 8' 6" (3.06m x 2.59m)

The fourth bedroom features neutral papered walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A window at the rear 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 Shower Room

5' 6" x 8' 0" (1.67m x 2.43m)

This bright and inviting room is finished with light grey tiled walls and cream tiled flooring. A rear facing window fills the space with natural light, further enhanced by sleek ceiling downlights. The white suite includes a mains shower in a large walk in shower, and a white built in vanity unit with an integrated sink and back to wall toilet, offering both style and functionality. A chrome towel radiator and extractor fan complete this well appointed space.

Garage

16' 5" x 5' 1" (5.01m x 1.56m)

The double garage is fitted with an up and over door, power points, and a ceiling light, providing a practical and functional space for parking, storage, or a workshop.

Rear Garden

The fantastic, private garden offers a superb outdoor retreat, thoughtfully designed for both relaxation and entertaining. Mainly laid to lawn, it features a paved patio and a raised wooden deck, accessible directly from the dining room, perfect for al fresco dining or unwinding in the fresh air. Mature bushes border two sides, while established planting adds natural beauty and enhances the sense of seclusion. Fully enclosed by fencing for privacy and security, the garden also benefits from a convenient gate providing access to the front of the property. This beautifully landscaped space is ideal for enjoying peaceful moments or hosting family and friends.

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.

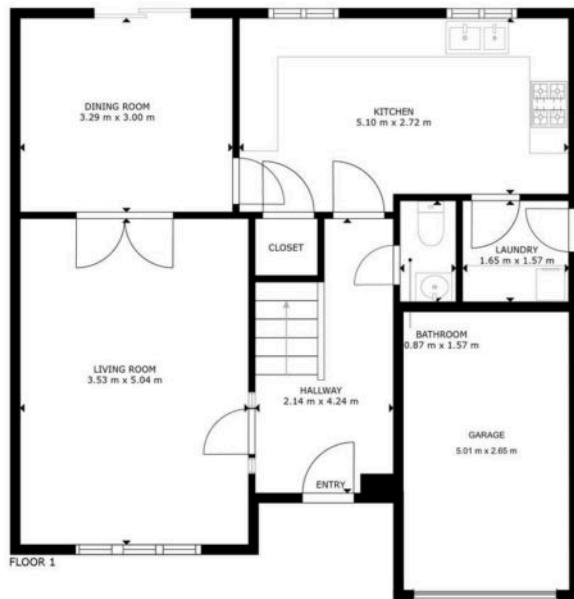
OFFERS

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: 00 m²/FLOOR 2: 00 m²
TOTAL: 122 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 00 m²/FLOOR 2: 00 m²
TOTAL: 122 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.