

# FOR SALE



**8 Cypress Glade  
Livingston EH54 9JH**



Mavor&Company are delighted to present to the market this spacious detached family home situated in a peaceful cul-de-sac in one of Livingston's most desirable and central residential areas. Benefits from generous private gardens and a double garage.

**MAVOR & COMPANY**  
PROPERTY LETTING & ESTATE AGENCY



With one of the largest plots on this quiet estate, the property comprises on the ground floor a lovely spacious lounge with fireplace overlooking the private garden, a modern bright dining kitchen, a downstairs bedroom or alternatively a second living room, a good sized utility room and a useful toilet/cloakroom. On the first floor there is a master bedroom, ensuite bathroom with separate walk in shower, 3 good sized double bedrooms and a separate family shower room. The property has been freshly decorated throughout with numerous new carpets making it an ideal ready to move in family home.

## **Ground Floor**

### **Entrance Hallway**

Giving access to all apartments this spacious hallway benefits from two storage cupboards.

### **Lounge**

This impressively spacious lounge benefits from a bay window and an attractive fireplace that acts as a central focal point in this lovely bright space.

### **Bedroom/living room/office**

A good sized room to the front of the property, suitable for a variety of uses.

### **Family dining/kitchen**

A lovely family living area with plenty of light and an attractive central island unit with ample room



for seating as well as space for a large dining table. The kitchen has ample wall and base units suitable for modern family living. This space benefits from patio doors giving direct access to the private rear garden, as well as a separate door giving access to the side of the property.

### **Utility Room**

A highly practical room with ample floor and wall units and space for white goods.

### **Cloakroom/toilet**

Comprising a WC and wash hand basin.

## **First Floor**

The attractive stairway and hallway benefit from new carpets throughout. There is a useful storage cupboard located at the top of the stairs.

### **Master bedroom and ensuite bathroom**

This spacious master bedroom benefits from two double fitted wardrobes and a lovely modern 4 piece suite including a bath and walk in shower.

### **Bedrooms**

There are a further 3 double bedrooms on the first floor all benefitting from fitted wardrobes.

### **Family Shower room**

An attractive shower room with a large walk in shower.



## Outdoors

### Garage

This useful and spacious double garage benefits from shelving, power points and electric doors.

### Gardens

This generously sized, private garden surrounding the property offers a wonderful outdoor space, predominantly laid to lawn for a spacious, open feel and ideal for entertaining or relaxing. Fully enclosed by fencing, the garden ensures privacy while a gated side access leads to the front. It is a lovely quiet space that feels very private and adds to the peaceful feeling of this lovely home.

### Location

Adambrae is one of the most popular neighbourhoods in Livingston, well known for being family friendly and quiet, but within easy walking distance to all the retail, business and leisure facilities that Livingston has to offer. It is a wonderful location for commuting with easy access to the A71 and M8 as well as the wider road network further afield, public transport facilities are all close by with no less than 3 railway stations within 2 miles. Both primary and secondary schooling is within close distance, with further education located within walking distance at West Lothian College.

### Features

- One of the most spacious properties available in Adambrae
- Easy access to A71, M8 and the wider road network
- Freshly decorated throughout
- Ideal for public transport options with bus routes and railway stations all close by, ideally located for commuters
- Within the catchment area for highly regarded primary and secondary schools

### INTEREST

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

### THINKING OF SELLING

To arrange your **FREE MARKET VALUATION**, simply call **01506 870204** TODAY.

### OFFERS

All offers should be submitted to: **Mavor & Company, 16 Union Square, West Calder EH55 8EY**

### VIEWING

Viewing of this property is a must and is strictly by appointment only. Please contact the office

by telephone on **01506 870204** or

by emailing [enquiries@mavorproperty.co.uk](mailto:enquiries@mavorproperty.co.uk).

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Approximate Gross Area

220 sq m / 2368 sq ft



### PROPERTY MISDESCRIPTION ACT INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified and no warranties are given.