





This exquisite 2 bedroom flat offers a contemporary living space that perfectly blends style and functionality. Upon entering, you are greeted by a spacious hallway with laminate flooring, setting the tone for the elegance that awaits within.

The heart of this home is the large modern kitchen, boasting high-gloss cabinets, a tiled splashback, and integrated appliances including an electric hob, oven, microwave, and a brand-new American-size fridge freezer. This culinary haven is sure to delight any aspiring chef.

Adjacent to the kitchen is the inviting living room, featuring a corner window that floods the space with natural light, highlighting the laminate flooring that complements the modern aesthetic. Electric radiators are strategically placed throughout, ensuring year-round comfort and warmth.

The master bedroom is a sanctuary of relaxation, offering a cosy carpeted floor, a built-in double wardrobe for ample storage, and a large window that invites in the natural light. The second bedroom continues the theme of modernity with laminate flooring and a mirrored built-in wardrobe, providing both style and functionality.

The three-piece bathroom is a luxurious retreat, featuring a steam sauna shower and fully tiled surfaces, perfect for unwinding after a long day. Light streams in from multiple windows in the kitchen, living room, and bedrooms, creating a bright and airy atmosphere throughout the property.

Practical elements have not been overlooked, with ample power outlets and modern light fixtures seamlessly integrated into the design. Every detail has been carefully considered to enhance the comfort and convenience of daily living.



Located in a bustling urban area, this property offers a serene escape from the city bustle, providing a welcoming and functional home for its lucky residents. Book a viewing today and experience the modern luxury that awaits in this exceptional flat.

Council Tax band: D

Tenure: Freehold

Situated in the heart of Livingston North, 6 Swallow Brae offers a prime location with excellent local amenities and transport links. The property is within walking distance of Livingston North Railway Station, providing direct access to Edinburgh and Glasgow, making it ideal for commuters. Additionally, the nearby Howden South Road and A71 offer convenient road connections. Families will appreciate the proximity to several reputable schools: Harrysmuir Primary School – Approximately 480 yards away, this primary school is within easy walking distance. Inveralmond Community High School – Located about 540 yards from the property, offering secondary education. Additional primary schools in the vicinity include Knightsridge Primary School, Peel Primary School, and Carmondean Primary School, all within a mile radius. The property benefits from a range of local amenities: St John's Hospital – Approximately 0.7 miles away, providing healthcare services. Livingston Designer Outlet – Located about 1.5 miles away, offering shopping and dining options. With its convenient location, excellent local schools, and proximity to amenities, 6 Swallow Brae is an ideal choice for families and commuters alike.

Kitchen

18' 11" x 8' 4" (5.77m x 2.54m)

This impressive, large modern kitchen has been beautifully designed with both style and practicality in mind. It features sleek high-gloss cabinet fronts complemented by a tiled splashback, adding a touch of elegance and easy maintenance. The kitchen is fully integrated with a contemporary electric hob, oven, and microwave, plus a brand-new American-size fridge freezer offering generous storage space for all your culinary needs. The laminate flooring provides a clean, durable finish throughout, while ample electric outlets ensure convenience for all your appliances and gadgets. A modern electric radiator keeps the space warm and comfortable, while thoughtfully placed light fixtures and three large windows fill the room with both natural and ambient light. Perfect for everyday living and entertaining, this kitchen combines modern design with functionality and comfort.

Living Room

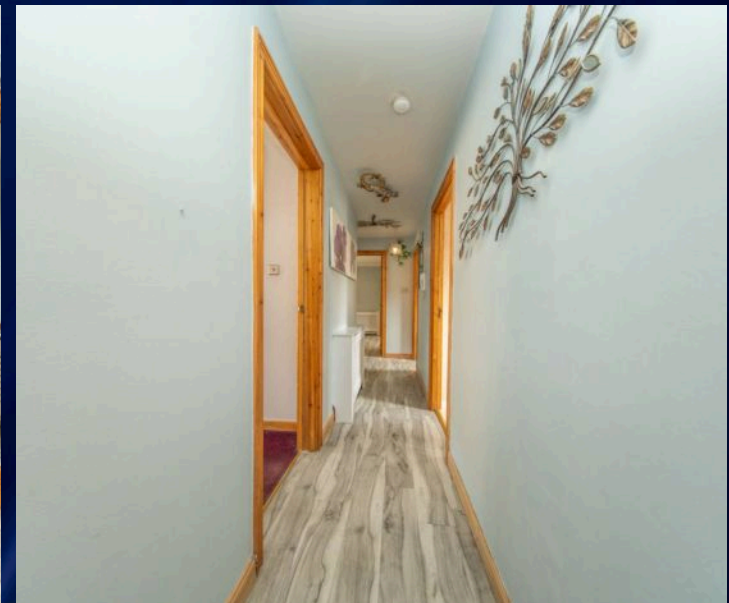
18' 10" x 14' 6" (5.74m x 4.41m)

This bright and airy living room offers an inviting space perfect for relaxation and entertaining. A striking corner window allows natural light to pour in, creating a warm and open atmosphere throughout the day. The room is finished with stylish laminate flooring, providing a modern look that's both durable and easy to maintain. A contemporary electric radiator ensures a cozy environment year-round, while multiple electric outlets are conveniently positioned for media and lighting needs. Carefully placed light fixtures complete the space, offering a perfect balance of comfort and modern design.

Hallway

16' 1" x 5' 2" (4.90m x 1.57m)

The hallway provides a welcoming entrance, featuring durable and stylish laminate flooring that flows seamlessly throughout the home. A modern electric radiator ensures the space remains warm and inviting year-round. Well-placed light fixtures brighten the hallway, while convenient power outlets add practicality for charging devices or powering small appliances. This functional and elegant space sets the tone for the rest of the home.



Master Bedroom

13' 11" x 10' 4" (4.23m x 3.16m)

The master bedroom offers a comfortable and elegant retreat, featuring a soft carpeted floor that adds warmth and coziness underfoot. A generous built-in double wardrobe with mirrored doors, provides ample storage space while maintaining a sleek, uncluttered look. A large window fills the room with natural light, complemented by an electric radiator that ensures year-round comfort. Convenient power outlets and a central light fixture complete this well-appointed space, combining practicality with a calm and inviting atmosphere.

Bedroom

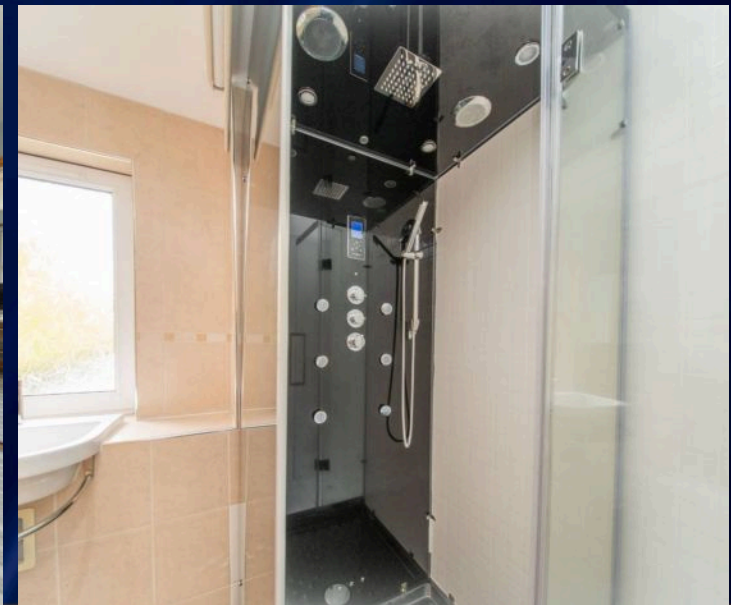
11' 10" x 9' 10" (3.60m x 2.99m)

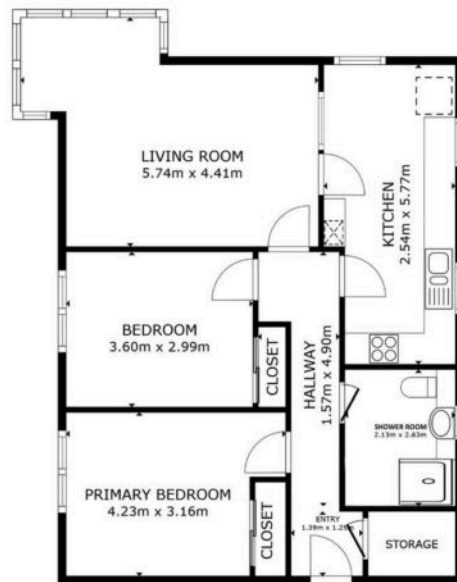
The second bedroom is a bright and well-presented space, featuring sleek laminate flooring for a modern, low-maintenance finish. A large window allows plenty of natural light to fill the room, creating a warm and welcoming atmosphere. The room includes a built-in double wardrobe with mirrored doors, providing excellent storage while enhancing the sense of space. A contemporary electric radiator ensures comfort throughout the year, while conveniently placed power outlets and a central light fixture add practicality and style to this versatile room — ideal as a guest bedroom, home office, or personal retreat.

Bathroom

7' 0" x 8' 8" (2.13m x 2.63m)

This stylish three-piece bathroom combines modern design with a touch of luxury. It features a steam sauna shower, offering a spa-like experience in the comfort of your own home. The room is fully tiled, providing a sleek, easy-to-clean finish that enhances its contemporary look. A window allows natural light to brighten the space, while a central light fixture ensures it remains well-lit at all times. Shaver socket provides extra convenience. This bathroom perfectly balances functionality and relaxation, creating a tranquil retreat for everyday use.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 77.1 m²
TOTAL : 77.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Remax Property, Remax House – EH54 6TS

01506 . mhawkins@remax- . <https://www.remax-scotland.homes/estate-agent/magda-hawkins/property-for-sale/property/any-bed/all-location>
535995 scotland.homes



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