





Upgraded to an impeccable standard throughout, this amazing four bedroom home is in the ideal location for a family. A stunning sunroom takes full advantage of the woodland aspect to the rear and provides an additional reception room.

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, Williamston and Bankton primary schools offer both nursery and primary education, as does the local high school, James Young High School.

Front Garden and Double Garage

The property occupies an attractive corner plot and benefits from a generous multi-vehicle driveway providing access to a double garage fitted with electric doors. The garage measures 5.306m x 5.379m (17'04" x 17'07"), offering excellent parking and storage space. With only one neighbouring property and woodland bordering the other side, the setting enjoys a high degree of privacy and an appealing outlook. The front garden is mainly laid to lawn, enhancing the home's kerb appeal.

Reception Hallway

The welcoming hallway features attractive real wood flooring and neutral tones to the walls, creating a bright and inviting first impression. Additional features include ceiling lighting, power points, a smoke detector, a radiator and an under-stair storage cupboard. The uPVC front door incorporates a partially glazed panel, plus an adjacent glazed panel, allowing natural light to flow into the space.

Lounge

5.357m x 3.405m (17'06" x 11'02")

This lovely room is a well-proportioned living space with carpeted flooring and a light, neutral décor. A triple window to the front of the property provides plenty of natural light, with a mix of ceiling and wall lighting enhancing this. Further features include a radiator, a smoke detector, power points and an attractive fireplace (the fire does not function and is purely decorative).

Dining Room

3.297m x 2.629m (10'09" x 8'07")

Double doors lead through to this fabulous room featuring real wood flooring and neutral tones to the walls. A ceiling lighting provides a bright and welcoming space for family dining. Additional features include power points and a radiator, with the room offering direct access to both the sun room and the kitchen.

Sun Room

5.241m x 3.433m (17'02" x 11'03")

Accessed from the dining room or kitchen, this large reception room provides a superb addition to the home, offering stunning views over the garden and beyond. Flooded with natural light from extensive glazing and roof windows, the space is kept comfortable year-round with underfloor heating. Double doors lead to the rear garden. Further features include 4 Velux windows, recessed downlighting and power points, creating a versatile and inviting area for relaxation or entertaining.

Living Level Toilet

1.452m x 0.900m (04'09" x 02'11")

An essential room for modern day living. Fitted with a white close-coupled toilet and a white pedestal wash hand basin, with a tiled splashback. The space features real wood flooring, a radiator, a ceiling light and a glazed window to the front, providing natural light and ventilation.



Kitchen

6.237m x 3.178m (20'05" x 10'05")

Recently renovated, the kitchen is well appointed with a range of modern fitted units and complementary worktops. An integrated double oven, a five ring gas hob, a cooker hood, a microwave, a dishwasher, a wine chiller and an American style fridge freezer, will be included in the sale. Additional features include a white one and a half bowl sink with drainer under a window overlooking the rear garden. Double doors lead to the sun room. Two radiators, a heat detector, three lots of ceiling lights plus under cabinet and kick plate lights with real wood flooring, create a practical and stylish space for everyday living.

Utility Room

2.370m x 1.620m (05'04" x 07'09")

This useful room is fitted with additional storage units, a sink with drainer and includes space and plumbing for a washing machine. Further features include a window, a radiator, power points, an extractor fan, an internal door providing access to the garage with a uPVC door leading to the rear garden.

Stairs and Landing

The carpeted staircase with balustrade leads to a well-presented upper landing, also carpeted and finished with neutral décor to the walls. Features include two ceiling-mounted light fittings, a smoke detector and access to the attic via a hatch. Additional storage is provided by a built-in cupboard and a second storage cupboard housing the hot water tank. The area also benefits from a radiator, a double power point, a smoke detector and half-height painted walls in complementary tones.



Main Bedroom

3.420m x 3.960m (12'11" x 11'03") plus door recess

The delightful room is spacious and well-presented, featuring a triple window overlooking the front of the property which allows plenty of natural light to enter. Excellent storage is provided by an abundance of built-in wardrobes along with a useful alcove. Additional features include carpeted flooring, two ceiling-mounted light fittings, a radiator and power points.

En-Suite Shower Room

1.660m x 1.410m (05'05" x 04'08")

The modern room is finished with vinyl tile flooring. An integrated basin plus a vanity unit underneath and an illuminated mirror, are complemented by several other contemporary white-faced units and storage cupboards. The white suite includes a back-to-wall toilet with concealed cistern and a double length shower cubicle with a plumbed shower and wet wall panelling. Features include a chrome towel radiator and a glazed window to the front, providing natural light and ventilation.

Second Bedroom

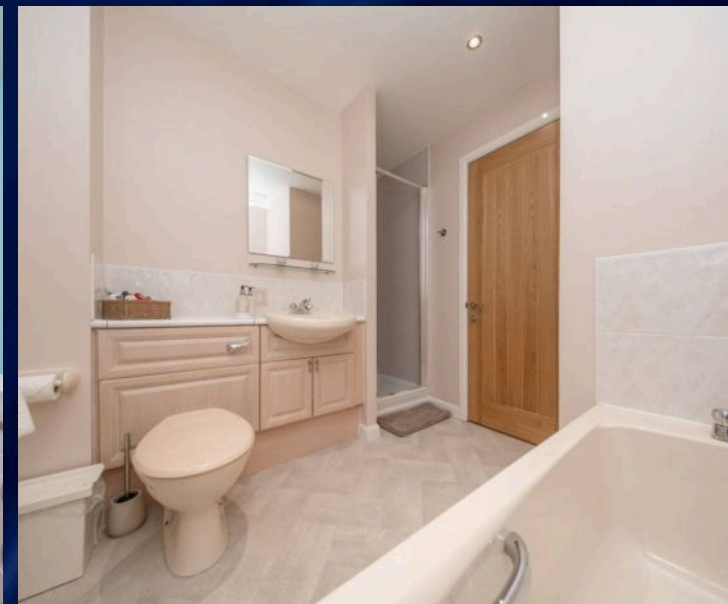
3.640m x 2.730m (11'11" x 08'11")

This well-proportioned room benefits from built-in wardrobes and windows overlooking the rear, allowing for excellent natural light. The room is finished with painted walls and a sumptuous carpet to the floor. Features include a radiator, power points and a ceiling light.

Family Bathroom

2.920m x 2.240m (09'07" x 07'04") excluding shower

This lovely room features vinyl flooring and a classic peach-coloured suite, comprising a full-size bath, a back to wall toilet and a vanity-mounted wash hand basin. Additional highlights include a walk-in shower with wet wall panelling, recessed ceiling downlights and a glazed window overlooking to the rear. The walls are finished in complementary peach tones, with some tiled splashbacks, creating a bright and cohesive space.



Third Bedroom

3.440m x 2.570m (11'03" x 08'05")

A bright and comfortable room offering generous fitted storage via a triple wardrobe. Decorated in contemporary blue and grey tones and finished with soft carpeting underfoot. The space benefits from a ceiling light fitting, a radiator and power points. A three-panel window to the front elevation fills the room with natural light.

Fourth Bedroom

2.970m x 2.720m (09'09" x 08'11")

This flexible room is finished with neutrally painted walls and a carpeted floor, creating a bright and versatile space. Features include a ceiling light, power points and a radiator. A double window to the rear aspect provides pleasant natural light.

Rear Garden

The fully enclosed garden offers a pleasant and private outdoor space, with a pathway providing access around to the front of the property. The garden is arranged with a combination of lawn and gravelled areas, with some raised beds, offering both practical and low-maintenance appeal. An ideal space to relax and entertain with open views across fields beyond the adjoining woodland, the setting feels peaceful and secluded.

Additional Items

Tenure: Freehold. Council Tax Band: F. Factor Fee: Nil All fitted floor coverings, the kitchen items mentioned are all 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

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 92.4 m² FLOOR 2 67.8 m²
 TOTAL 1: 160.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 92.4 m² FLOOR 2 67.8 m²
 TOTAL 1: 160.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes •
www.remax-scotland.net



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. Covered by Consumer Protection from Unfair Trading Regulations 2008.