

47 Martin Brae

LIVINGSTON, EH54 6UT



*Detached 4-bed home with private driveway
and garage in sought-after area*



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McEwan Fraser Legal is delighted to present Martin Brae to the market.
From the moment you step inside, the home feels bright and inviting.

THE LIVING ROOM



The entrance hall leads through to a spacious lounge, where soft neutral décor and a large bay window create a lovely balance of comfort and style. The layout flows effortlessly into the formal dining area—perfect for everything from casual weeknight meals to family celebrations.

THE DINING AREA



THE KITCHEN



Onward into the kitchen, which has been upgraded with classic shaker-style cabinetry, integrated appliances and ample storage. From here, double doors open into a large conservatory, a standout feature of the home, offering a sun-filled additional living area that overlooks the rear garden and can be enjoyed year-round.



THE CONSERVATORY





Upstairs, the principal bedroom is a generous and calming retreat, complete with fitted wardrobes and a modern en suite shower room. Three further bedrooms offer flexibility for family, guests or home working, all finished to a high standard. A fresh, contemporary family bathroom completes the upper level, with a separate cloakroom WC conveniently located downstairs.

THE BATHROOM



BEDROOM 1



a peaceful and private space to unwind,
complete with a modern en-suite



BEDROOM 2



BEDROOM 3



BEDROOM 4

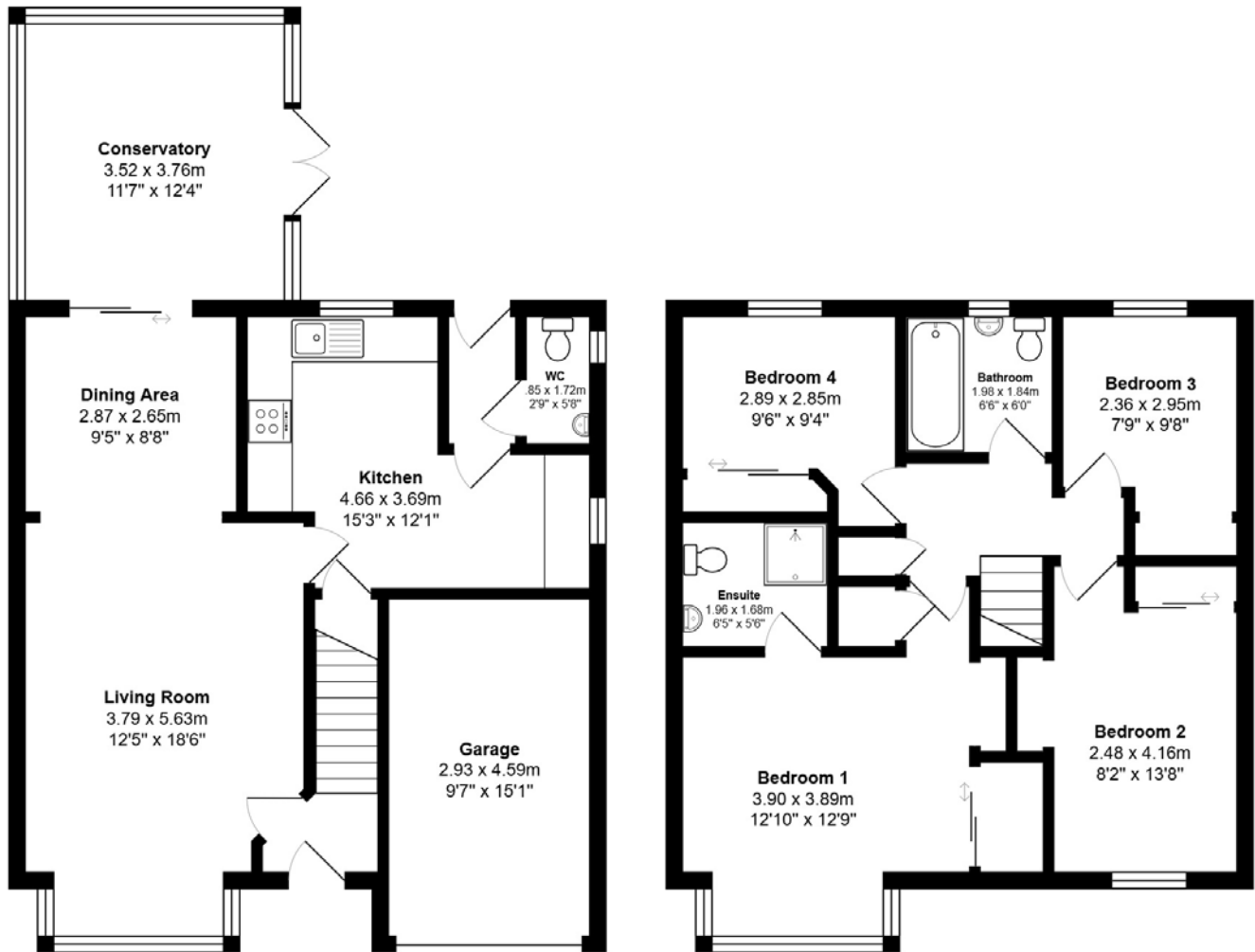


The outside space is just as impressive. To the rear, the landscaped garden is low-maintenance yet full of character, with paved seating areas, raised beds and a timber deck ideal for relaxing or entertaining. At the front, a wide monoblock driveway offers excellent off-street parking and leads to an integral garage for additional storage or workshop space.

EXTERNALS

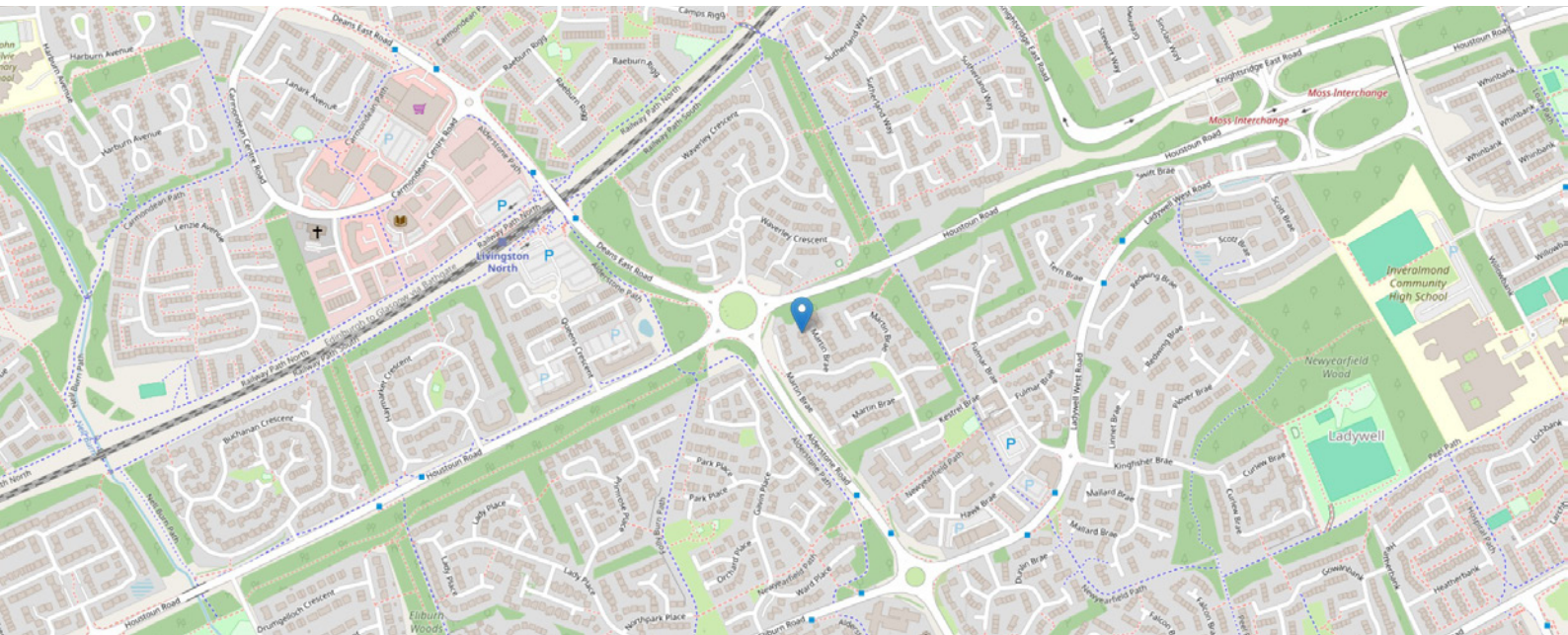


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: C



THE LOCATION

Set within a quiet residential cul-de-sac, 47 Martin Brae enjoys an enviable position within Livingston, offering both peace and practicality. The property is ideally situated just a short distance from Livingston North train station, providing regular direct services to Edinburgh and Glasgow—perfect for daily commuters seeking quick and reliable travel into the city.





For families, the area is exceptionally well served by education options. The home is within easy reach of Peel Primary School and St John Ogilvie Primary School, both well-regarded for their strong sense of community and supportive learning environments. For older children, the property falls within the catchment areas for St Margaret's Academy, one of the highest-rated secondary schools in West Lothian, and Inveralmond Community High School, providing excellent educational choice and support for a wide range of learners. Local nurseries are also nearby, making it a convenient setting for families with children of all ages.

Livingston itself offers an outstanding range of amenities including The Centre shopping mall, supermarkets, cafés, restaurants and medical services, all within easy reach. There are also plenty of green spaces, woodland walks and cycle routes nearby, providing a welcome connection to nature just minutes from the doorstep. Combining excellent transport links, highly regarded schools, and easy access to everyday essentials, the property offers a location that truly suits family life and long-term living.



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