



DESCRIPTION

Nestled in a family friendly cul-de-sac within a sought-after estate, this spectacular 5-bedroom detached family home promises a lifestyle of comfort and elegance. The property boasts a thoughtful layout that includes a garage conversion, now serving as a sophisticated home office complete with an en-suite—perfect for remote work or guest accommodation, further to this is the double bedroom located on the ground floor with doors to private patio. The heart of the home is enhanced by a sunroom at the rear, offering views of the private south facing garden, an idyllic spot for relaxation or entertaining. Upstairs, you'll find four spacious bedrooms, including the primary suite with en-suite facilities and fitted wardrobes, providing ample storage. A well-appointed family bathroom completes the upper floor. This home combines contemporary living with a family friendly flow, making it an ideal sanctuary for families seeking both space and convenience.

The property comprises of:
Welcoming hallway
Ground floor WC
Bright and spacious front facing lounge
Fully fitted kitchen/diner with separate utility room with door to integrated garage
Sunroom to rear
Double bedroom with doors to private patio
Home office with en-suite

Upper Level
Primary bedroom with en-suite and fitted wardrobes
Three Further double bedrooms
Family bathroom with shower over bath

External
Private south facing rear garden
Garden pod currently used as home office
Single garage
Driveway for multiple cars

Viewings by appointment with Gibson Estate Agents



Location

Cypress Glade is ideally located within Livingston with the local neighbourhood offering a wide variety of amenities. These include primary schools and high schools . At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket, R.S.McColl and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Deer Park country club and Golf Course is just a short drive away. There are several pleasant walks locally within the surrounding countryside. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and Uphall railway stations are close-by.

