



32 Martin Brae, Livingston

Offers Over £270,000



32 Martin Brae, Elburn

32 Martin Brae is a beautifully maintained three-bedroom, three-bathroom detached home with a garage, built by McLean Homes, and situated in one of Livingston's most desirable residential areas. Offering spacious living, modern finishes, and a fantastic location close to local amenities, schools, and commuter links, this home is perfectly suited to families, professionals, or anyone seeking a family home in a well-connected setting.

Upon entering, you're welcomed by a bright entrance hallway, which immediately sets a warm and open tone. To the left, the kitchen is filled with natural light from a front-facing window overlooking the garden. It features an integrated gas hob and oven, generous worktop and cupboard space, and room for all essential appliances. Just off the kitchen is an area ideal for utility appliances, along with a cosy breakfast area—perfect for casual morning meals.

The ground floor WC, located off the hallway is fully tiled for easy maintenance—ideal for guests and day-to-day use.

At the rear of the home, the open-plan lounge and dining area offers a spacious and flexible layout. Whether you're relaxing with family or entertaining guests this room adapts to your lifestyle. The dining space is separate from the kitchen, creating a more formal feel, while two large windows invite plenty of natural light and provide peaceful views of the rear garden.



Upstairs, a bright and curving landing leads to three bedrooms and two bathrooms.

Bedroom One, the principal suite, is generously sized and currently accommodates a king-size bed, with ample room for freestanding furniture. A built-in cupboard adds convenient storage, and the room benefits from three windows, including a standout octagon-shaped feature window, which adds charm and character while enhancing natural light. The room also enjoys a fresh and neutral en-suite shower room, providing both comfort and convenience.

Bedroom Two is a spacious and versatile room that easily accommodates a double bed, with plenty of additional space for freestanding wardrobes, drawers, or even a dressing table or study desk. Its generous size makes it ideal for use as a guest room, older child's room, or a shared space, all while maintaining a comfortable and open layout. A large window ensures the room receives excellent natural light throughout the day.

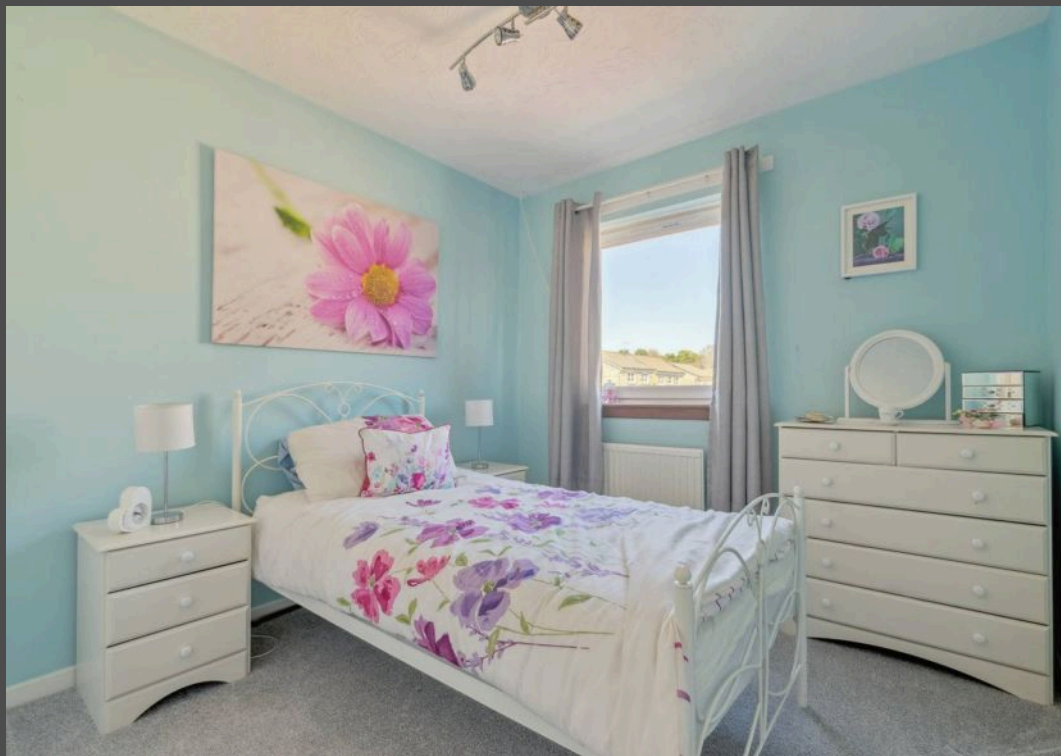
Bedroom Three is currently arranged with a single bed, and offers great flexibility to be used as a child's room, nursery, or even a home office. Despite being the smallest of the three, it still provides great space for additional freestanding storage such as a wardrobe or chest of drawers, and is enhanced by a large window that keeps the space bright and welcoming.

The second upstairs bathroom is a well-maintained three-piece suite, including a white bathtub with overhead shower, sink, and toilet, and is fully tiled in white for a bright, clean, and low-maintenance finish.

To the rear, the east-facing garden is fully landscaped and low-maintenance, featuring a blend of slabbed patio and lawn, ideal for summer BBQs, entertaining, or unwinding in the sunshine. With no properties overlooking the back, the garden is both private and peaceful, and it enjoys great sunlight during the late morning and early afternoon.

To the front, there is a private driveway able to accommodate two cars and a single garage, offering secure off-street parking and extra storage options.

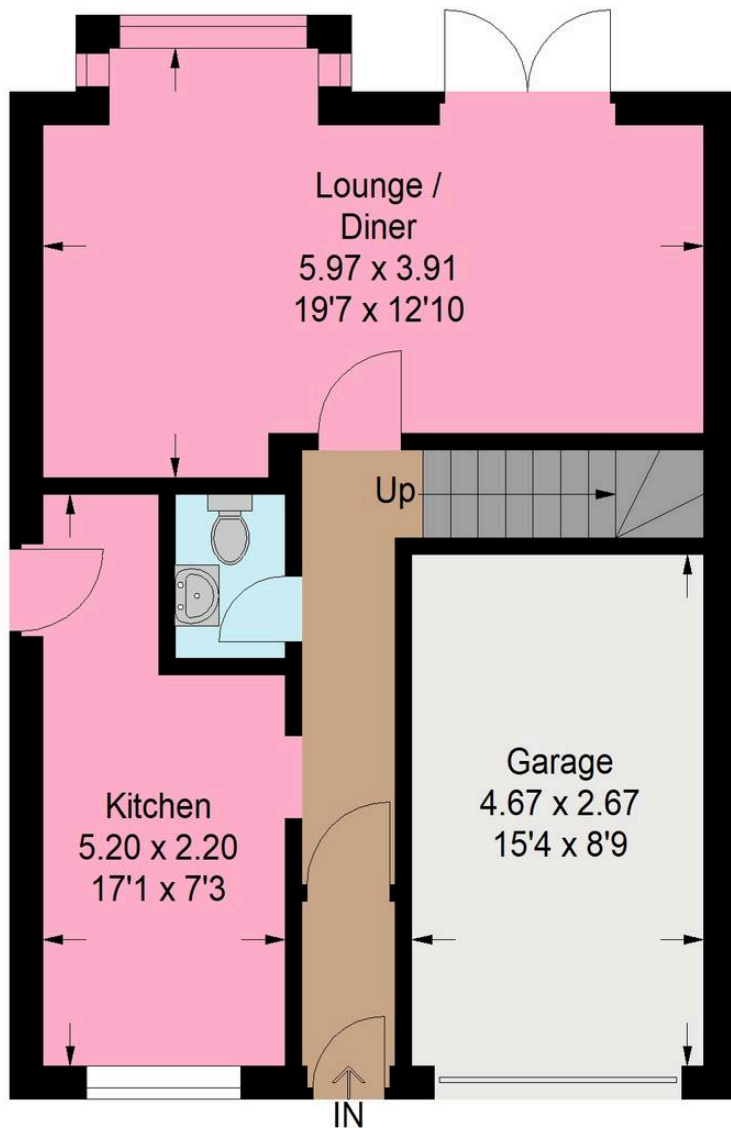




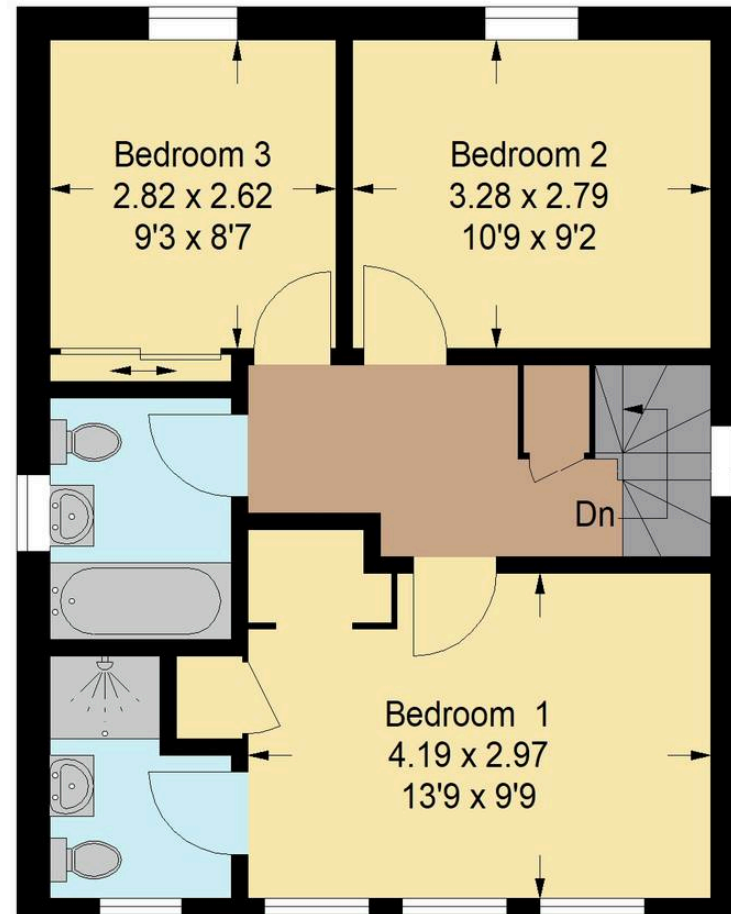
Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 99.2 sq m / 1068 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1189635 / Ref:90365)



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