





34 Hawk Brae

Livingston

Welcome to 34 Hawk Brae, a beautifully presented and modern two-bedroom, two-bathroom ground floor apartment located in the highly sought-after area of Eliburn, Livingston. Stylishly designed and thoughtfully laid out, this property offers generous living space, a private south-facing balcony, and bright interiors, all set within a peaceful, well-connected community.

As you enter the home, you're welcomed into a bright and spacious hallway with wooden flooring that adds warmth and character. The layout flows naturally through to the heart of the home—an impressive lounge, fully carpeted and generously sized, with ample room for two sofas, a coffee table, and additional furnishings. Patio doors lead out to the private balcony, offering views of tranquil greenery and flooding the room with natural light. It's the perfect space to unwind, entertain, or enjoy a quiet morning coffee in the sun.

Connected to the lounge via sliding doors, the kitchen is both stylish and practical. With wood-effect cabinetry, charcoal worktops, and integrated appliances including a fridge freezer, oven, hob, dishwasher, and washing machine, this kitchen has everything you need. It also features a second set of patio doors leading to the same south-facing balcony, creating a seamless connection between indoor and outdoor living. There's also space for dining, making it an ideal setting for everyday meals or hosting family and friends. Ample storage options ensure the space remains clean and clutter-free.



Bedroom One is a spacious and comfortable room that can easily accommodate a king-size bed, with additional space for bedside tables or a dressing area. It includes a large built-in wardrobe with sliding mirrored doors, offering excellent storage without compromising on floor space. This room also benefits from a private en-suite bathroom, fitted with a modern three-piece suite, including a standing shower, splashback tiling in a brown textured finish, and a neat, low-maintenance layout. Bedroom Two is equally well-proportioned and can comfortably fit a double bed, with ample space remaining for a desk, cabinets, or additional storage. It also features a built-in wardrobe, making it a great option as a children's room, guest bedroom, or work-from-home office.

The main bathroom is spacious and well-finished, with a clean white suite comprising a bathtub with overhead shower, sink, and WC. White splashback tiling surrounds the bath area, while a chrome heated towel rail provides comfort and a contemporary touch.

The south-facing balcony is a real highlight—sun-filled and private, with a peaceful view of mature trees. It's the perfect retreat for relaxing in the sunshine or hosting summer barbecues. The communal garden area is well maintained and shared among residents, offering additional outdoor space for gatherings or casual enjoyment.

The property includes one allocated parking space, with additional visitor parking available on-site for guests.

Located in the desirable and well-established community of Eliburn, 34 Hawk Brae is close to everything you need. Just a short walk away, you'll find Farmfoods, Greggs, Pizza Hut, and Co-op, while Barclay Medical Practice and New Year Field Dental Centre are conveniently nearby. Eliburn Park is only minutes away, offering woodland trails, grassy areas, a pond, and play parks—perfect for families, dog owners, or anyone who enjoys time outdoors.







Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

