

76 Brotherton Avenue, Livingston

Offers Over £335,000



# 76 Brotherton Avenue

## Livingston

Welcome to 76 Brotherton Avenue – an exceptional “Lyle” style detached home, built in 2020 by Miller Homes and owned by the same family since new. Set within a desirable, modern development, this property is a true statement of contemporary design, finished to an immaculate standard and thoughtfully enhanced to create a stylish, versatile and luxurious family home.

From the moment you step inside, you’re greeted with a sense of elegance and attention to detail. The entrance hallway sets the tone, finished in neutral tones with bold black accents that flow throughout the ground floor – including eye-catching black internal doors and a feature black media wall in the lounge that adds both drama and sophistication. The lounge itself is a relaxing, stylish retreat at the front of the home, ideal for cosy evenings or entertaining guests in comfort.

To the rear of the home, the expansive open-plan kitchen, dining and living area truly is the heart of the house. Designed with both everyday living and entertaining in mind, this incredible space is flooded with natural light from the French doors that lead out to the rear garden. The kitchen is sleek and modern with ample storage and integrated appliances, while the spacious dining and family area offers flexibility for gatherings, relaxation, or working from home. This entire area has a wonderfully sociable feel, making it the perfect hub for busy family life. Just off the hallway, a well-placed downstairs WC adds practicality without compromising on style.

Step outside and you’ll find a west-facing garden that’s been thoughtfully landscaped to offer both beauty and low-maintenance living. Finished with elegant porcelain slabs, artificial grass, and a stylish outhouse, this outdoor space is ideal for summer barbecues, peaceful evenings, or children playing – all with the added benefit of no homes directly behind, offering rare privacy and open views.



Upstairs, the layout continues to impress. A generous, airy landing connects all four bedrooms and adds a sense of space and openness often missing from newer builds. This bright landing could easily house a reading nook or small workspace, enhancing the flexible layout even further. Three of the four bedrooms are generous doubles, offering ample room for family, guests or home offices, while the fourth makes an ideal single bedroom, nursery or study. The principal bedroom is a true sanctuary, complete with built-in wardrobes and a luxurious en-suite bathroom featuring a double walk-in shower – a stylish and indulgent space to unwind. The family bathroom is equally impressive, fitted with a separate bath and a large walk-in shower, finished to a high standard and designed with modern family needs in mind. Every inch of this home has been carefully considered and beautifully maintained, offering a perfect blend of comfort, function and design. With high-spec finishes, a flowing layout and a location that offers both convenience and community, 76 Brotherton Avenue isn't just a house – it's a home you'll fall in love with the moment you step through the door.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





- The “Lyle” by Miller Homes
- Stunning Open-Plan Kitchen Diner
- Beautifully Landscaped West-Facing Garden
- Turnkey Condition Throughout
- Quiet, Family-Friendly Development



REAR GARDEN

DRIVEWAY

2 Parking Spaces





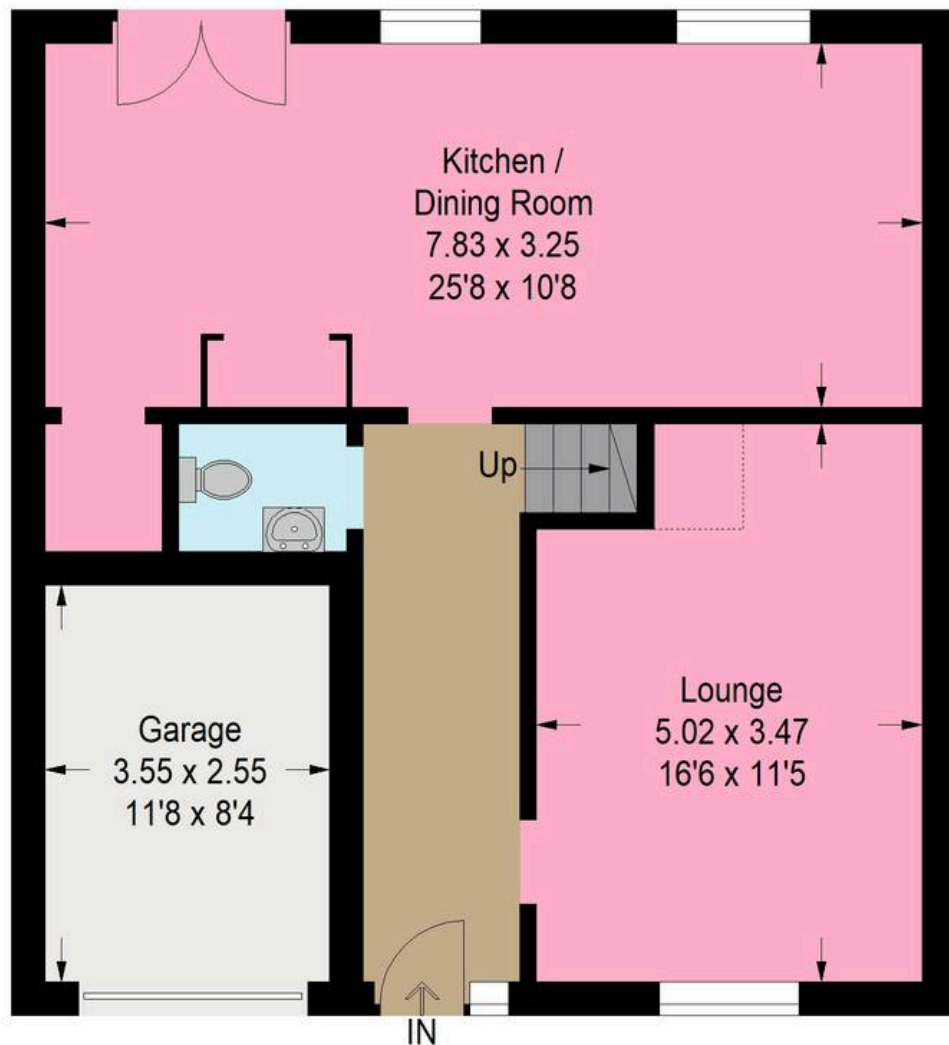


Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

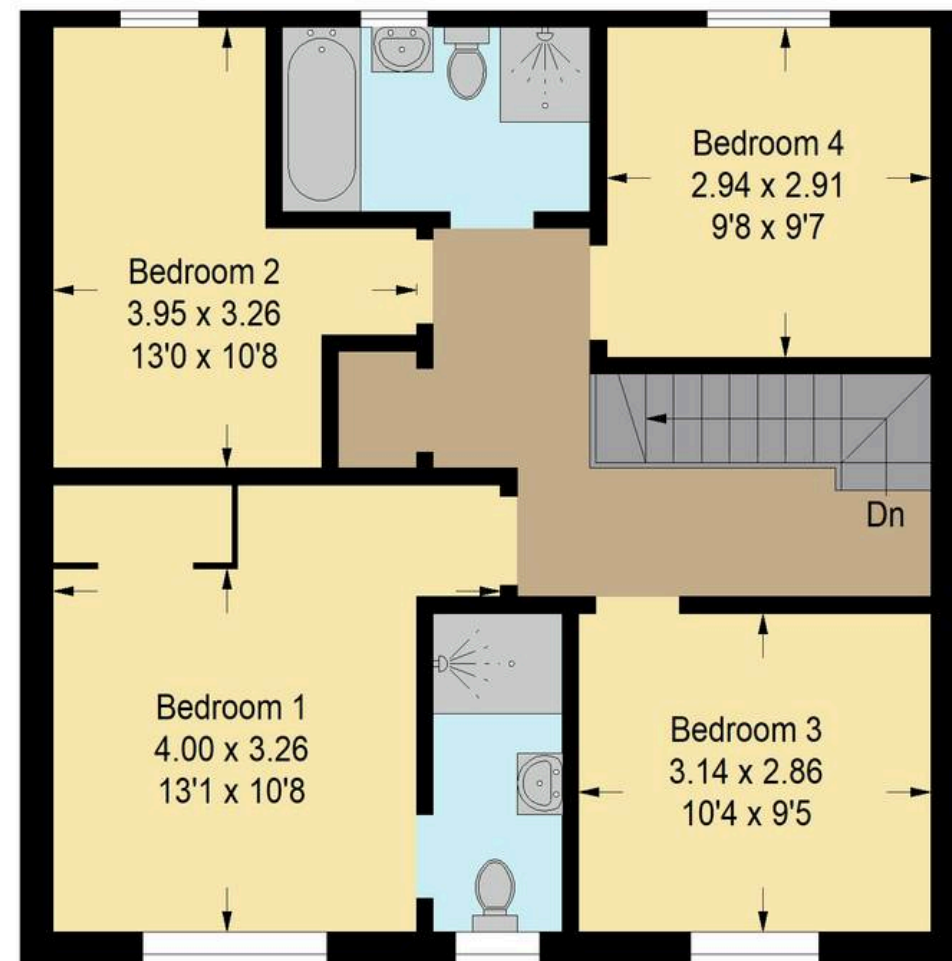
Garage = 9.3 sq m / 100 sq ft

Total = 128.4 sq m / 1382 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor





## Bridges Properties

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