



53 Brotherton Avenue, Bellsquarry

Livingston

Offers Over £325,000

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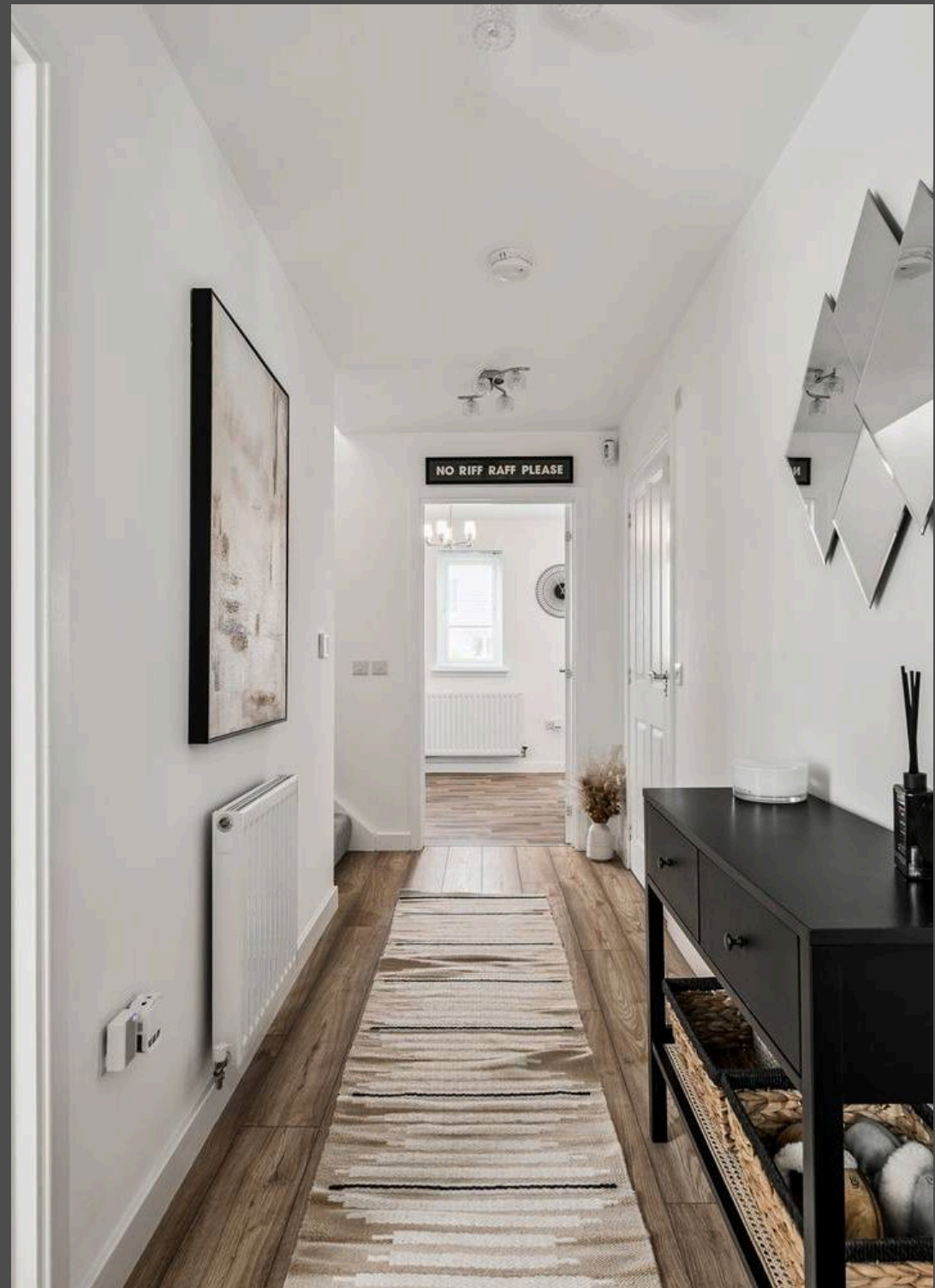
Located in the highly sought-after Bellsquarry development in Livingston, this stunning four-bedroom home offers spacious, contemporary living in a peaceful, family-friendly neighbourhood. With modern décor, generous room sizes, and an immaculate finish throughout, this property is truly walk-in ready and ideal for families seeking both comfort and convenience.

Upon entering, you are welcomed into a bright and inviting hallway, featuring fresh flooring and a neutral colour scheme that sets the tone for the rest of the home. The ground floor is well laid out, starting with an expansive lounge to the front of the property. Flooded with natural light from a large window, this room comfortably accommodates multiple sofas and offers the perfect setting for family time, entertaining, or quiet evenings in. The neutral décor enhances the airy, open feel and provides a blank canvas for personalisation.

At the heart of the home is a stunning open-plan kitchen and dining area. Designed for modern living, the kitchen boasts sleek white cabinetry, contrasting dark worktops, and integrated appliances including a dishwasher, oven, and hob. There is ample storage and preparation space, making it both stylish and functional. The dining area currently seats six, with plenty of room to accommodate larger gatherings. With views over the rear garden, this sociable space is ideal for everyday meals or entertaining friends and family.

Completing the ground floor is a generously sized WC, finished in neutral tones both practical and in keeping with the immaculate standard of the property.

Upstairs, the sense of space continues. The landing leads to four well-proportioned double bedrooms, all featuring fresh carpets and tasteful, neutral décor. The principal bedroom is particularly impressive, easily accommodating a king-size bed with space for freestanding furniture. Built-in wardrobes offer excellent storage, while the private en suite includes a walk-in shower and sleek, modern finishes—creating a calm, spa-like atmosphere.



The second bedroom is equally spacious, also suitable for a king-size bed, with room for additional furniture. Bedrooms three and four are generously sized and currently used as a home office and a relaxation space. These versatile rooms provide excellent flexibility—ideal as additional bedrooms, guest rooms, a dressing room or further office space.

A luxurious family bathroom completes the upper level, finished to a high standard with partial tiling. This four-piece suite includes a large bath and separate walk-in shower, offering the best of both worlds and providing a relaxing space for all the family.

To the rear, the garden is expansive yet low maintenance. A large decking area provides a sun trap that is perfect for summer dining or relaxing, while a well-kept lawn offers space for play, pets, or even further landscaping. Whether you prefer a peaceful retreat or a space for entertaining, this garden caters for both.

Bellsquarry is one of Livingston's most desirable developments, offering a tranquil setting while remaining close to key amenities. Highly regarded local schools include Bellsquarry Primary, The James Young High School, and St Margaret's Academy. Healthcare facilities such as Murieston Medical Practice and St John's Hospital are nearby, and excellent shopping and leisure options are available at The Centre Livingston and MacArthur Glen Designer Outlet. For commuters, Livingston South railway station is within easy reach, and the A71 and M8 motorway offer direct routes to both Edinburgh and Glasgow.

This exceptional home combines space, style, and location in one of Livingston's most popular areas. With immaculate interiors and immense potential, early viewing is highly recommended.

Council Tax band: TBD

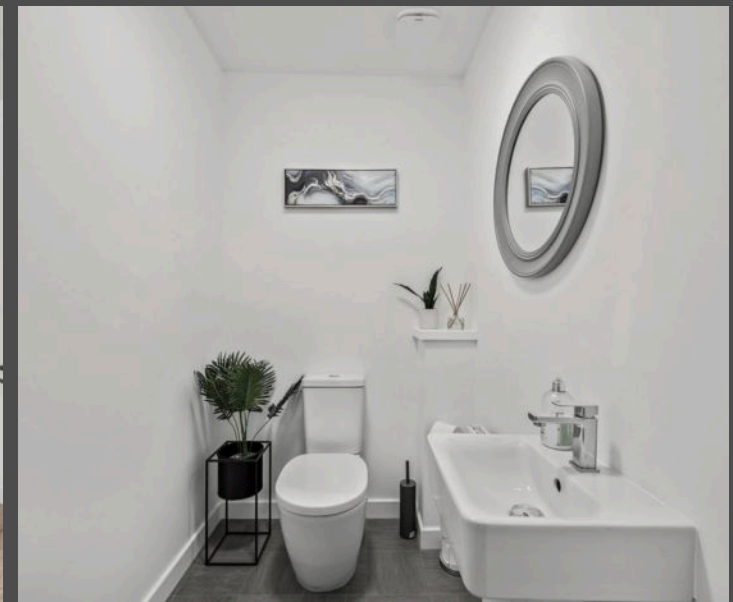
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Four Double Bedrooms with Flexible Layout
- Impressive Open-Plan Kitchen-Diner
- High-End Family Bathroom & Downstairs WC
- Low-Maintenance, Sun-Trap Rear Garden
- Modern Desirable Development



FRONT GARDEN

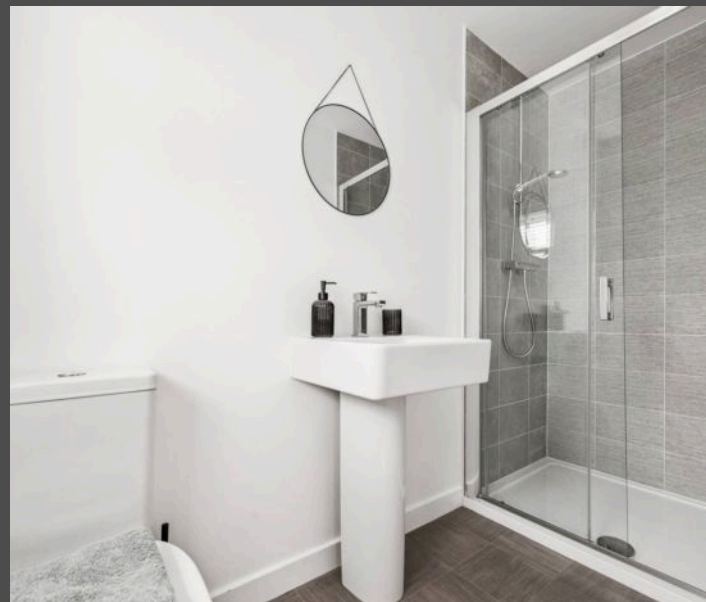
REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

1 Parking Space

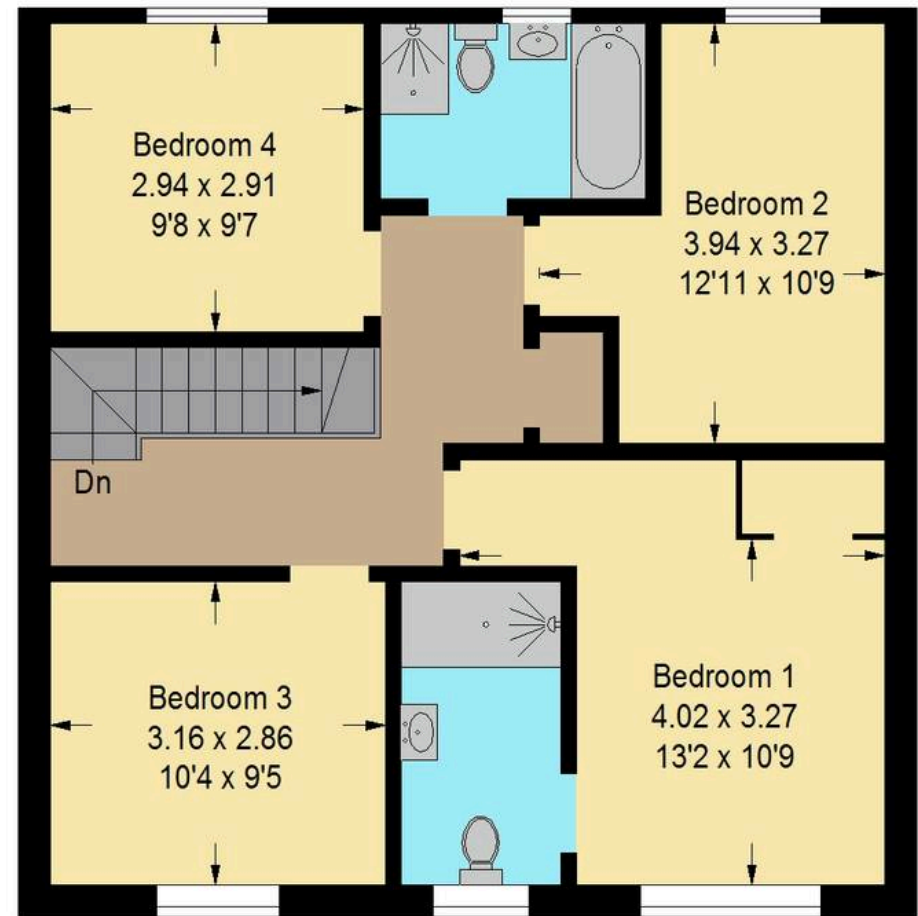
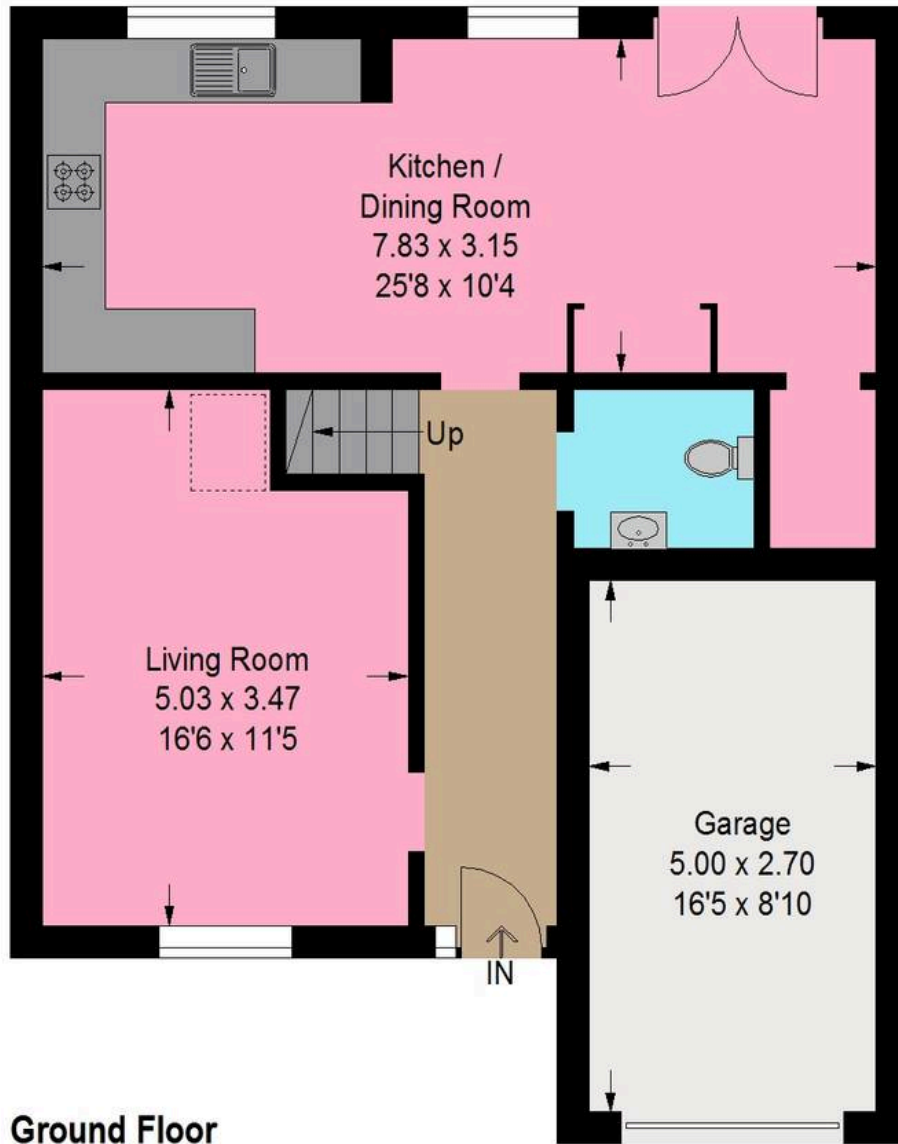




Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 132.7 sq m / 1428 sq ft





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