



**91 Martin Brae, Eliburn**

Livingston

Offers Over **£300,000**



## 91 Martin Brae, Livingston

Offered to the market for the first time in 23 years, this beautifully presented four bedroom detached home is a rare and remarkable find - an exceptional example of modern family living, thoughtfully upgraded and meticulously maintained throughout. Set within a much-loved, well-established neighbourhood, the property seamlessly blends space, style and functionality, delivering a truly move-in-ready home that stands out in today's market.

Step through the newly installed composite front door into a welcoming entrance hallway that sets the tone for the quality and care evident throughout. To the rear of the home, the spacious lounge is bathed in natural light and features large patio doors that open directly onto the landscaped garden, creating a wonderful connection between indoor and outdoor living.

Moving through to the heart of the home, you'll find a beautifully reconfigured open-plan kitchen and dining area. The current owners have removed the dividing wall to create a bright, sociable space that runs the full length of the house, making it both visually impressive and perfect for socialising, entertaining, or family life.

The kitchen was fully upgraded in October 2022 with premium Siemens appliances, including a self-cleaning oven and induction hob, a Blanco sink, a Quooker boiling water tap, and integrated Hotpoint washing machine, dishwasher, and fridge freezer. This stylish yet practical area flows seamlessly into the conservatory, overlooking the private rear garden, the conservatory offers a bright and tranquil retreat, perfect for relaxing or entertaining in all seasons.



Heading upstairs, the property offers four generous bedrooms and two beautifully appointed bathrooms. The main bedroom, positioned to the front of the home, comfortably accommodates a king-size bed and benefits from a sleek en-suite shower room, also upgraded in 2022. Bedroom two is another spacious king-size room, while bedroom three to the rear fits a double bed with ease. Bedroom four offers flexibility as a single bedroom, nursery, or home office.

The family bathroom, fully upgraded in 2022, has been completely tiled and features a stunning free-standing bathtub, creating a luxurious and relaxing space with a clean, modern design.

Externally, the rear garden was fully landscaped in 2022 and features composite decking, a well-maintained lawn, and low-maintenance borders - offering a safe and stylish space for children to play or for entertaining guests. To the front, a double driveway provides off-street parking for two vehicles, with additional lay-by spaces available for visitors. The home is fitted with a CCTV system which will remain as part of the sale, offering added peace of mind. With a modern boiler installed approximately two and a half years ago, high-quality windows and doors throughout (replaced in 2006), and a premium finish in every room, this home is truly ready to move into with nothing to be done.



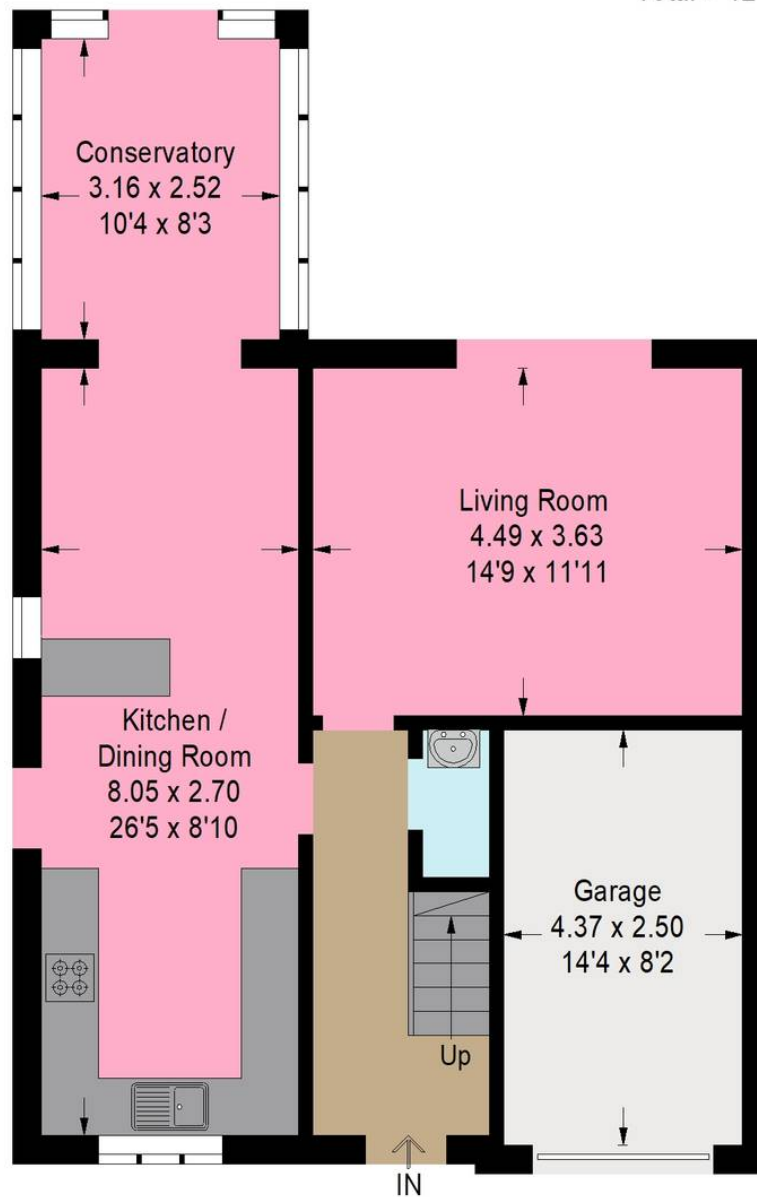
The location is ideal for families, with both primary and secondary schooling available within walking distance or a short drive - including Peel Primary and Inveralmond High School. Everyday essentials are on hand, with a Co-op just minutes away on foot, while larger supermarkets such as Lidl, Sainsbury's and Morrisons are just a short drive away. You'll also find a great range of high street retailers and The Centre Livingston close by, which offers a wide variety of shops, cafes, and restaurants. For commuters, Livingston North Train Station is within walking distance. For those who enjoy the outdoors, Elburn Reservoir is just a short drive away and offers a peaceful woodland walking trail that loops around the water, with a play park for kids, football pitches, and a car park for convenience.



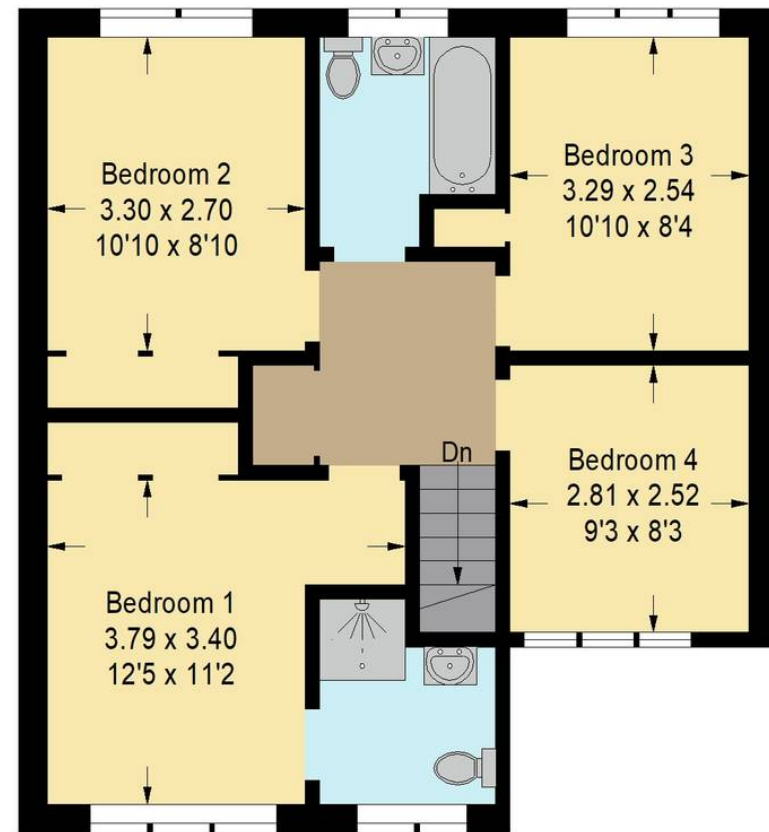
Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft

Garage = 11.1 sq m / 119 sq ft

Total = 121.6 sq m / 1308 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1224875 / Ref:91016)



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