



41 Brotherton Avenue, Bellsquarry

Livingston

Offers Over £375,000

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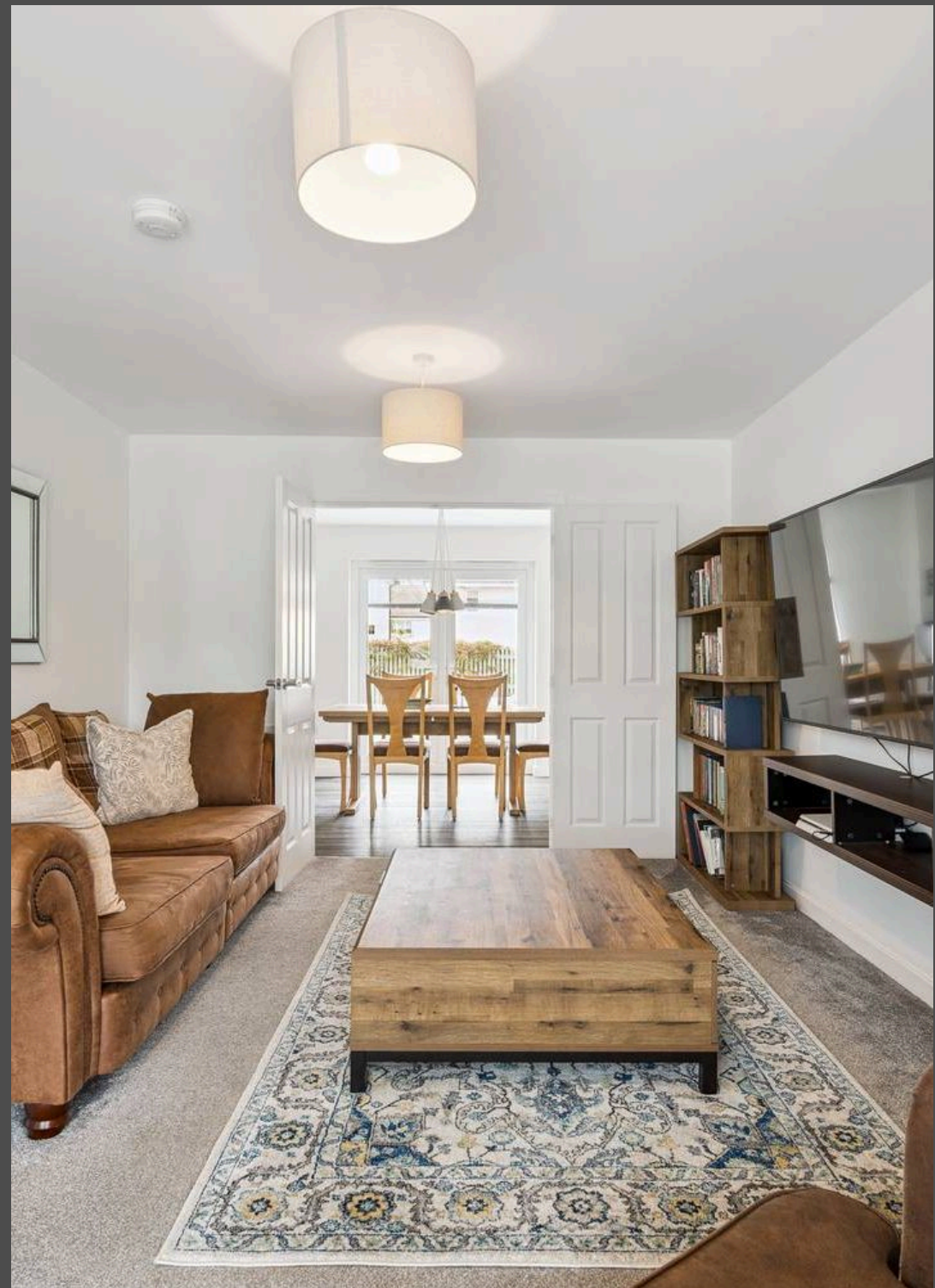
Livingston

Introducing The Kinnaird by Miller Homes, a truly exceptional five-bedroom detached home, built in 2021 and cherished by its original owners since new. Designed with modern family living in mind, this home is the perfect mix of space, style, and practicality to deliver an outstanding living environment, where every detail has been carefully considered. Perfectly positioned on Brotherton Avenue, this home is more than just a place to live. it's a lifestyle.

From the moment you arrive, the presence of this property is undeniable. The striking exterior is enhanced by its two garages, rarely found and instantly adding both practicality and impressive curb appeal. Step inside, and you're immediately guided by a sense of flow and balance that makes this house feel warm, welcoming, and easy to call home.

To the right, the lounge offers an inviting retreat. A striking feature bay window floods the room with natural light, highlighting décor that exudes both warmth and sophistication. This is a room where the family can gather, where evenings feel cosy, and where entertaining feels effortless.

Through elegant double doors from the lounge, the home reveals the true heart of the home, a spectacular open-plan kitchen and dining area, which can also be accessed from the entrance hallway. Thoughtfully designed with sleek contemporary finishes, clean lines, and expansive proportions, this is a space that inspires both everyday family moments and unforgettable entertaining. Whether it's casual breakfasts, lively dinner parties, or children doing homework at the table while dinner simmers on the hob, this room adapts seamlessly to family life. From here, French doors open directly onto the west-facing garden, where long afternoons of sunshine create the perfect backdrop for barbecues, children's play, and relaxed summer evenings. Off to the side, a practical utility room and a discreet downstairs WC keep daily routines organised and clutter-free, with an additional door leading to your rear garden.



Upstairs, the sense of generosity continues with five bedrooms, each thoughtfully proportioned to suit the dynamics of a growing family. The principal suite is nothing short of indulgent a sanctuary featuring a luxurious en suite and a walk-in wardrobe area. Bedroom two also benefits from its own private en suite, a superb advantage for older children, guests, or extended family and a rare find in a family home. Bedroom three, currently arranged as a nursery, is comfortably sized as a double and enjoys peaceful garden views. Bedroom four can also easily accommodate a double bed with room to spare, while bedroom five offers true flexibility, a home office, playroom, hobby room, or guest bedroom, ready to adapt to your family's ever changing needs.

A truly family-oriented development celebrated for its strong sense of community, this home truly stands out. Neighbourhood life blooms around a local Facebook group and WhatsApp community, where families coordinate fun for the children like neighbourhood trick-or-treating at Halloween and share warm connections. Education is made easy with a school bus service stopping just at the end of the street, taking children straight to local schools.

Set within Livingston's desirable Brotherton Avenue, this home is perfectly placed for family life, with Bellsquarry Primary School just a 2-3 minute walk away, St Mary's RC Primary within 0.9 miles, The James Young High School only 1.2 miles, and both West Calder High School and St Margaret's Academy also close at hand. Everyday shopping is effortless, with Morrisons less than a mile away and the Livingston Designer Outlet and The Centre under two miles, offering a wealth of retail, dining, and leisure options. Commuters are exceptionally well served, with Livingston South Station around 1.4 miles, West Calder Station 1.5 miles, and Livingston North Station 2.2 miles, all providing quick services into Edinburgh and Glasgow, while the M8 motorway (Junction 3A) lies just 4.8 miles away, roughly a 7-8 minute drive, ensuring seamless regional connectivity.



With its striking design, generous interior space, west-facing garden, double garage, and enviable position within a welcoming community, The Kinnaird by Miller Homes represents more than just a house, it's the perfect setting for the next chapter of family life. A home where comfort meets practicality, and where lifestyle truly takes centre stage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- The Kinnaird by Miller Homes
- Family-friendly location with a strong community spirit
- Expansive open-plan kitchen / dining area
- Striking two garages
- West-facing garden
- Two Bedrooms with en suites

Front Garden

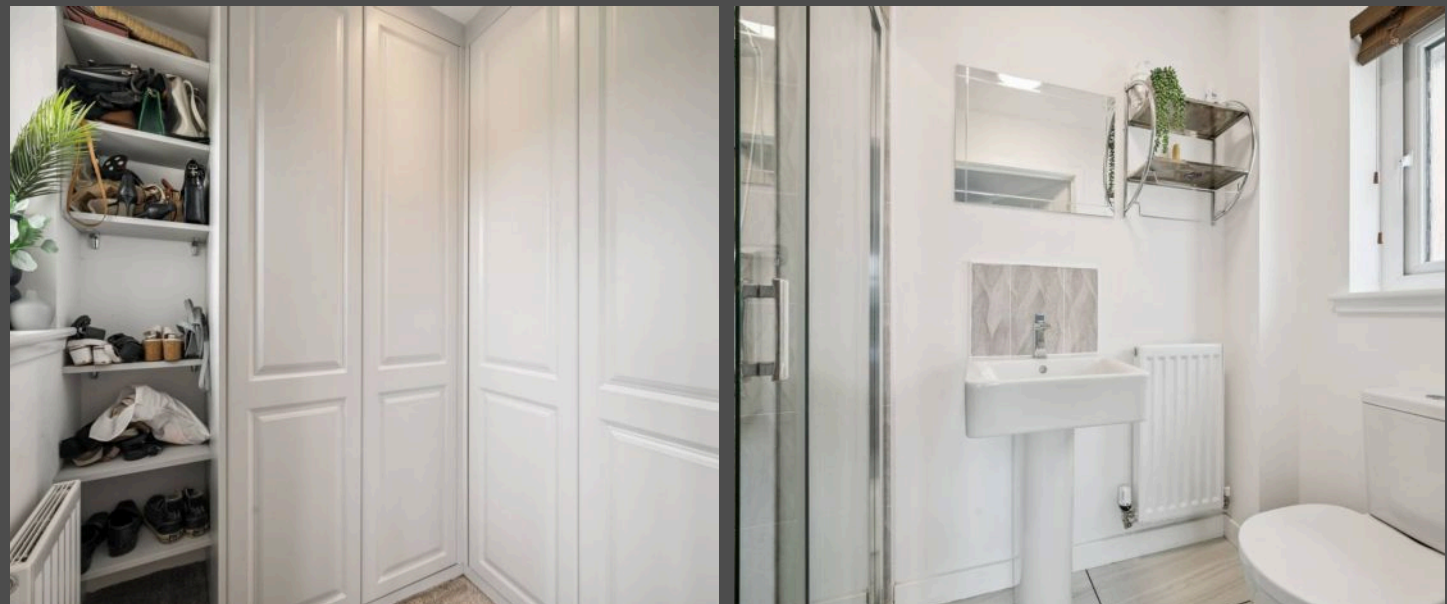
Rear Garden

Double garage

2 Parking Spaces

Driveway

2 Parking Spaces







Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft

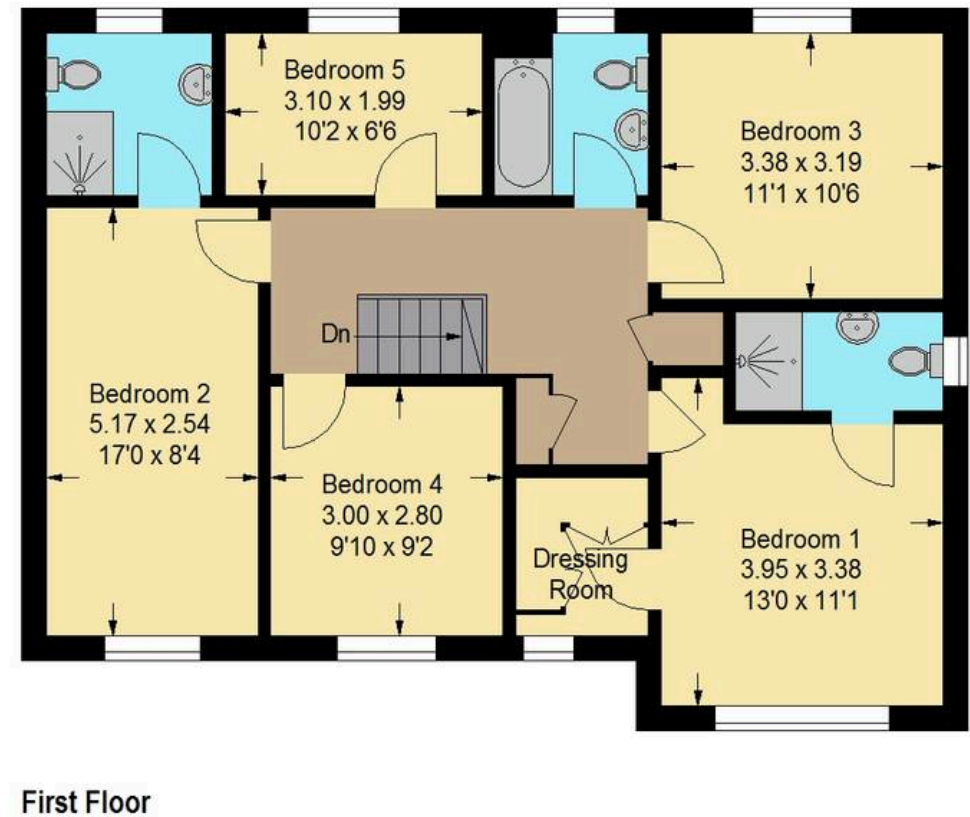
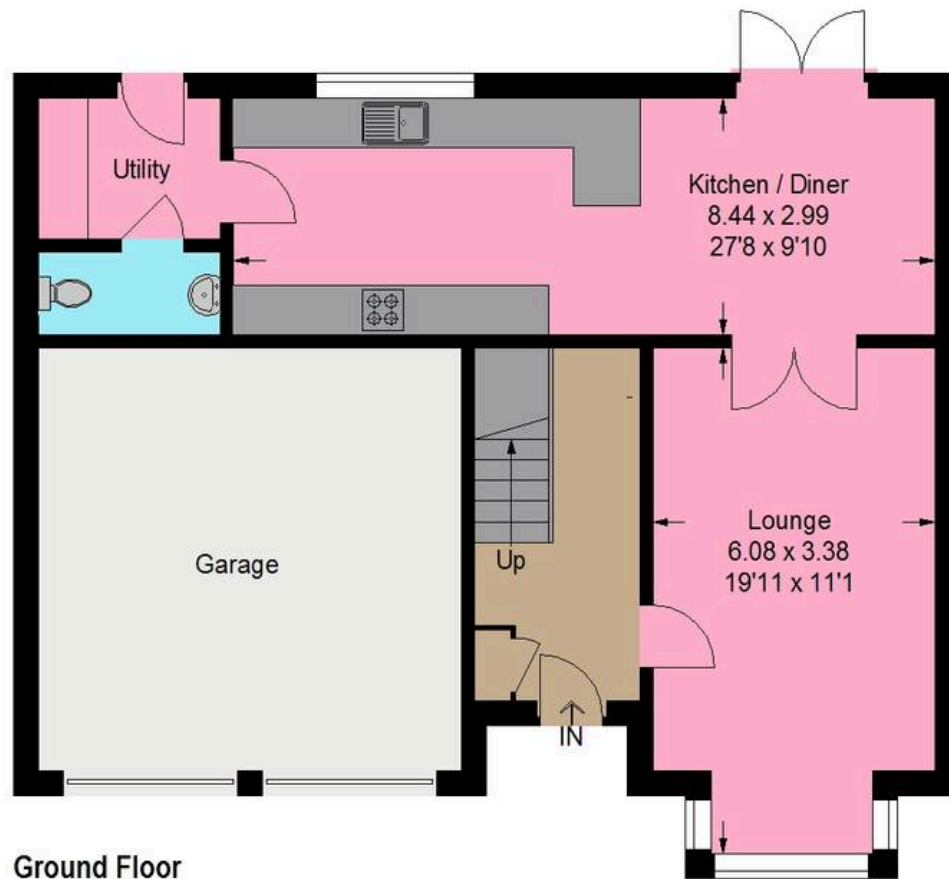


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