

A spacious five double bedroom home in the highly sought after Lawson Glade. Thoughtfully designed and beautifully maintained, this move in ready property offers the perfect blend of comfort, space, and flexibility, ideal for modern family living. With five double bedrooms, there's ample room for both relaxation and productivity. Whether you need additional space for a home office, guest room, or playroom, this versatile layout adapts effortlessly to your family's needs.

Set in a desirable location and offering a superb balance of practicality and style, this fantastic home is a must see for families seeking space, quality, and convenience. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional family home to the market.

Adambrae is a quiet residential area within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

#### **Front Garden & Approach**

The property is approached via a welcoming paved frontage, framed by attractive planting for a touch of colour and charm. A generous double monoblock driveway leads directly to the front door, providing access to both the main entrance and the integral garage. Gated side access offers a practical route to the rear garden.

#### **Entrance Hallway**

Entry to the welcoming vestibule is via a part-glazed wooden door, with an adjacent window allowing natural light to brighten the space. Decorated with soft light-grey walls and carpet flooring, it offers an inviting introduction to the home. A generously sized storage cupboard provides practicality, while an internal door gives direct access to the garage. The space is completed with three ceiling lights, multiple power points, a smoke detector, and two radiators for comfort and convenience.



### Lounge

16' 8" x 12' 6" (5.09m x 3.81m)

This charming room is styled with warm green and brown tones to the walls and cosy carpet underfoot, creating an inviting atmosphere. A large front facing bay window floods the space with natural light, complemented by a ceiling light for evening illumination. A built in cupboard offers practical storage, while a cream stone finished fireplace serves as an elegant focal point. Two radiators ensure year round comfort, with convenient power points completing the room's features.

### Dining Room

9' 6" x 10' 2" (2.90m x 3.10m)

This delightful dining room features painted walls and wooden laminate flooring, creating a warm and inviting atmosphere. A bay window offers views to the garden, flooding the space with natural light and enhancing its bright, airy feel. Practical touches including a ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

### Open Plan Kitchen Diner/Family Room

12' 10" x 24' 0" (3.90m x 7.32m)

This generously proportioned room has an extensive range of wall and base units in a sleek beige gloss finish, complemented by laminate work surfaces and a red splashback. A lower level table extends from the worktop, providing a space for casual dining. The décor features neutral painted walls with a stylish feature wall and wooden flooring. The kitchen is well equipped with a range of built in appliances, including an eye level oven and grill, six ring gas hob, stainless steel extractor hood, integrated tall fridge and freezer, and dishwasher, all included in the sale. There is also space for a washing machine and tumble dryer. Natural light enters through a rear facing window. The sink area comprises of a stainless steel sink with mixer tap and drainer. This open plan room offers excellent flexibility, with space to create a second lounge or dining area if desired. Additional features include downlights, under unit lighting, three tall radiators, and power points.







### **Sunroom**

13' 0" x 12' 5" (3.96m x 3.79m)

This bright and spacious sunroom offers an ideal setting for relaxing or entertaining. Styled with light grey walls and tile-effect vinyl flooring, it enjoys abundant natural light from windows on three sides and elegant French doors, creating a seamless connection to the outdoors. Ceiling downlights enhance the ambience, while two white towel radiators and multiple power points provide comfort and practicality in this inviting space.

### **Living Level Toilet**

4' 11" x 3' 1" (1.50m x 0.93m)

This stylish and practical modern space is finished with grey wet-wall panelling and coordinating grey vinyl flooring, creating a sleek, contemporary look. The suite includes a close-coupled toilet and a wall-hung sink, combining functionality with modern design. A side facing window, ceiling light and white towel radiator complete the room.

### **Stairs and Landing**

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet grey painted walls. The area is well lit by three ceiling lights. The window to the side allows natural light to flow into the space. Additional features include a smoke detector, a radiator, an attic hatch and conveniently placed power points.

### **Primary Bedroom**

11' 7" x 12' 6" (3.54m x 3.80m)

This charming room is decorated with soft lilac paint, a feature papered wall, and cosy carpet flooring. An integrated wardrobe offers ample hanging and shelving space, keeping the room neat and organised. A front-facing window fills the space with natural light, complemented by a ceiling light for evening illumination. Additional features include a radiator and convenient power points.

### **En-Suite Shower**

4' 11" x 7' 6" (1.51m x 2.29m)

The shower room is tastefully finished with neutral wet wall panelling, perfectly offset by sleek black vinyl flooring for a modern touch. The suite comprises a spacious shower enclosure with a mains shower, a built in vanity unit incorporating a back to wall toilet, and an integrated sink, combining style with practicality. A side facing window and ceiling light ensure the room is bright and welcoming, while a white towel radiator, shaver socket, and extractor fan add comfort and convenience.



### Bedroom Two

12' 0" x 10' 7" (3.65m x 3.23m)

This lovely room has been finished with white painted walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides ample storage space. Power points and a radiator are also provided.

### En-Suite Shower

4' 2" x 7' 8" (1.27m x 2.33m)

This tastefully decorated shower room is finished with grey wet wall panelled walls and tile effect vinyl flooring. The suite features a shower unit with an electric shower, a white gloss built in vanity unit seamlessly integrates a sink and a back to wall toilet. A side facing window allows natural light to fill the space, further enhanced by downlights. Completing the room is a chrome towel radiator and an extractor fan.

### Bedroom Three

9' 7" x 11' 8" (2.91m x 3.55m)

This great sized bedroom features grey, and orange accent, painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

### Bedroom Four

11' 0" x 8' 11" (3.36m x 2.71m)

This fantastic room has been finished with carpets to the floor and magnolia painted walls. A window to the rear of the property allows in natural light and there is a ceiling light. A radiator, power points and a single wardrobe are included.

### Bedroom Five

9' 7" x 9' 2" (2.92m x 2.80m)

The final double bedroom, finished with neutral painted walls and carpet to the floor. A window to the rear of the property allows in natural light. A built in wardrobe provides storage space. Power points, a ceiling light and a radiator are included.







### **Bathroom**

11' 1" x 5' 3" (3.39m x 1.60m)

This bright and welcoming bathroom is finished with wet wall panelling and laminate flooring. A front facing window allows natural light into space, complemented by downlights. The white suite features a corner jacuzzi bath with a mains shower over, a built in vanity unit with integrated sink, and a back to wall toilet. A built in cupboard offers excellent storage, while a chrome towel radiator and extractor fan complete this room.

### **Garage**

17' 3" x 16' 8" (5.25m x 5.08m)

The double garage features an electric up and over door, power points, and two ceiling lights, creating a versatile space ideal for parking, storage, or use as a workshop. An internal door provides convenient access to the hallway. There is an electric car charging point externally.

### **Rear Garden**

This fantastic private garden is thoughtfully landscaped, it features sandstone paving and decorative stone finishes, ideal for al fresco dining or simply unwinding in the fresh air. Fully enclosed by fencing for privacy and security, it also includes a gated access to the front of the property. Backing onto tranquil woodland, this beautifully designed space offers the perfect setting for peaceful moments or gatherings with family and friends.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

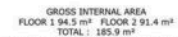
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

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