



Livingston | Brotherton Avenue | Offers Over £265,000

Charming semi-detached house which boast 3 bedrooms, 3 bathrooms, and modern, fresh decor that's sure to delight. With a spacious double driveway and private gardens, it offers both convenience and tranquillity.



Welcome to 84 Brotherton Avenue, a beautifully presented semi-detached family home nestled in the delightful Bellsquarry area of Livingston. This property boasts a fresh, move-in ready decor and occupies an enviable plot with an open outlook to the side, complete with a leafy, tree-lined backdrop offering a sense of tranquillity and privacy.

Step inside to discover a bright entrance hallway that leads you into a welcoming lounge with crisp white walls and elegant laminate flooring which extends throughout the ground level, aside from the cloakroom. A carpeted staircase ascends to the upper landing, guiding you to the rest of this splendid home.

The lounge is both spacious and light-filled, creating an inviting atmosphere for family gatherings. Beyond this space, you'll find a rear hallway leading to the kitchen/diner, a handy store cupboard for all your belongings to be neatly stored away and a contemporary cloakroom with striking metro tiling to walls, white w.c and sink. The kitchen is well-appointed with chic base and wall units, integrated oven, hob, washing machine and space for a free-standing dishwasher (included) and a fridge/freezer. French doors open out onto the garden. It's an ideal spot for home-cooked meals and socialising thanks to the ample space for a dining table and chairs.



Upstairs, three beautifully styled bedrooms await, each carpeted for comfort and offering ample space for furnishings. The master bedroom is a sanctuary with its modern feature wall, fitted wardrobe, and en suite facilities. Bedroom 2 is another generous double with views over the pretty garden and bedroom 3 is perfectly sized for children or guests and space for personal touches.

This immaculate residence benefits from gas heating, double glazing, and solar panels, ensuring a comfortable living environment. The rear garden is a true gem, enclosed for safety and featuring a delightful combination of decking, chips, and artificial grass for year-round beauty with minimal upkeep.

With a double driveway at the front parking is a breeze. This home is a haven for families seeking a balance of modern living and outdoor enjoyment. Don't miss the opportunity to make 84 Brotherton Avenue your new family abode.





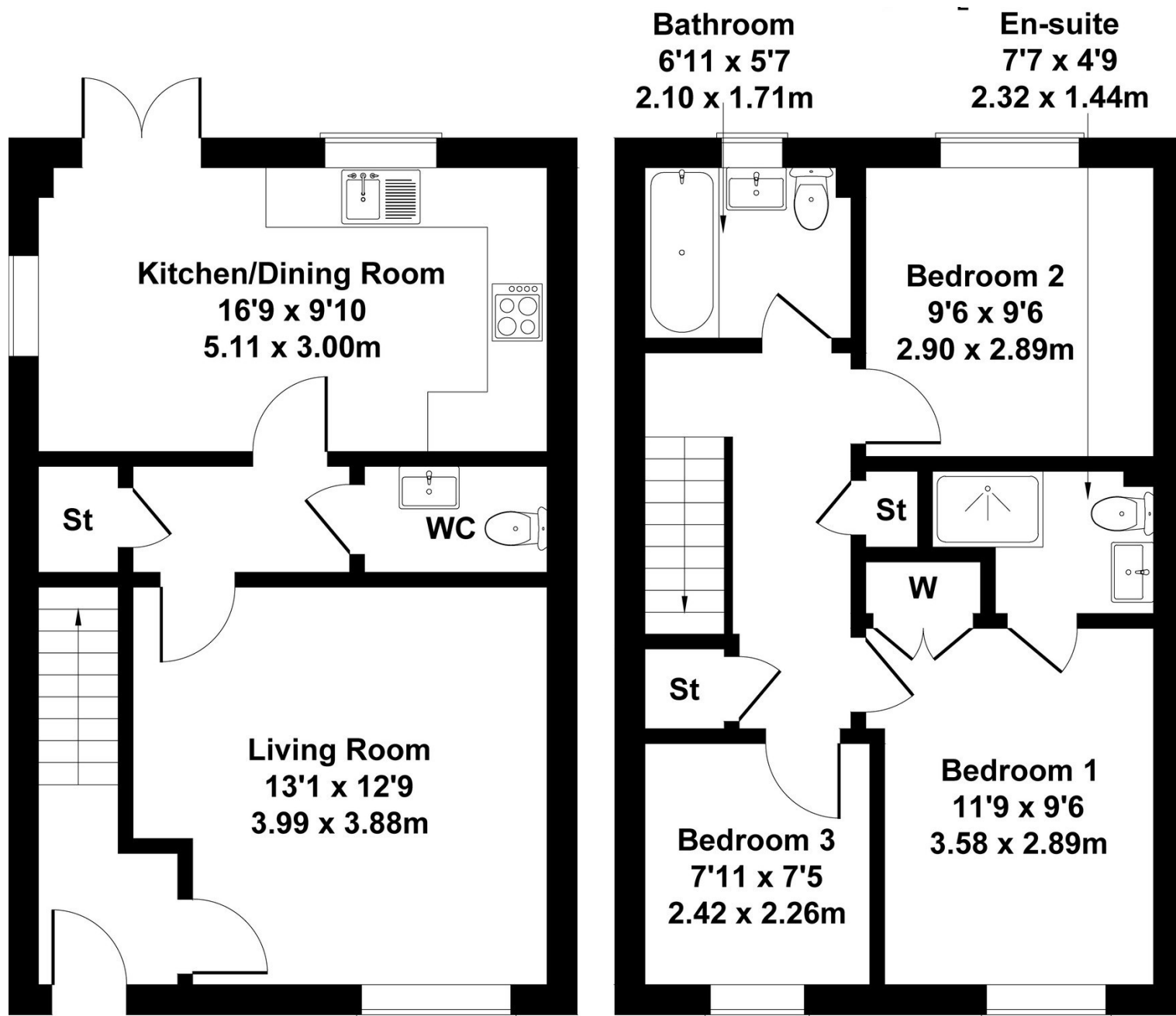
Location:

Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is perfectly placed for easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Extras:

Floor coverings, light fittings blinds, integrated oven, hob, washing machine and free-standing dishwasher.





All Enquiries

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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.