



**Livingston | Cypress Glade | Fixed Price £400,000**

Stunning four-bedroom detached family home in prime Livingston location.



Discover an exceptional four-bedroom detached family home in the desirable Adambrae area of Livingston. Situated at 66 Cypress Glade, this stunning property is a perfect blend of modern upgrades, spacious living, and timeless style, making it an ideal choice for growing families seeking comfort and convenience.

From the moment you arrive, the house exudes kerb appeal. A neatly manicured front garden and a double driveway create an inviting first impression, while the welcoming entrance hallway, with its gleaming porcelain tiles and warm wooden banister, offers a sophisticated introduction to the home's elegant interiors. Step into the bright and expansive lounge, where a stylish gas fireplace serves as the room's cosy focal point. The space is flooded with natural light, creating a relaxing atmosphere perfect for family gatherings or quiet evenings in. Adjacent to the lounge, the heart of the home, the contemporary kitchen/diner awaits. This family-friendly hub is equipped with striking blue cabinetry and a suite of integrated modern appliances, including an oven, combi oven/microwave, five-burner gas hob and space for a free-standing full-sized fridge and freezer. The sleek porcelain tiles from the hallway flow seamlessly into the kitchen, emphasizing the continuity and openness of the ground floor. French doors open onto a beautifully maintained rear garden, where a lush lawn, two garden sheds, and a paved patio offer the perfect setting for outdoor entertaining or a peaceful retreat. The garden is fully enclosed, providing a safe space for children to play and ample room for relaxation.



The utility room, which includes a dishwasher and space for a washer and dryer, provides access to the double garage, half of which has been thoughtfully converted into a study or storage area. There is also a modern cloakroom featuring an upgraded WC and sink, offering convenience for guests. A versatile reception room is also located on the ground floor, offering the flexibility to serve as an additional bedroom, a home office, or a formal dining room, depending on your needs.

Upstairs, you'll find four generously proportioned double bedrooms, all carpeted for ultimate comfort. The primary suite is a true sanctuary, featuring double-fitted wardrobes with mirrored sliding doors and an en-suite bathroom complete with a shower cubicle, WC, and washbasin. Two of the remaining other double bedrooms also benefit from built-in storage, while the fourth provides ample space for freestanding furniture. The family bathroom boasts a three-piece suite, splashback tiling, and the added benefit of natural light from the window.



Beyond its spacious rooms and modern design, the home is equipped with a range of energy-efficient features, including an air-source heat pump, solar panels, battery storage, reversible double glazing for easy cleaning, and gas central heating. The inclusion of a Swann 4K CCTV system and a Ring Alarm provides peace of mind for security, while an EV charger ensures the home is future-proofed for electric vehicles.



Located in the sought-after Adambrae neighbourhood, this home offers more than just luxurious interiors it boasts excellent transport links and easy access to local amenities. Livingston South train station can be found nearby and provides quick and convenient routes to Edinburgh and Glasgow, making it a perfect option for commuters.

Livingston Centre, with its extensive range of shops, restaurants, and cafes, is also nearby, ensuring all essentials are within easy reach. Families will also appreciate the proximity to local schools and the abundance of parks and green spaces perfect for outdoor recreation.

With its tranquil surroundings, unbeatable location, and thoughtful updates, 66 Cypress Glade is more than just a house, it's a place to call home. Offering space, style, and modern conveniences, this property is truly move-in ready.

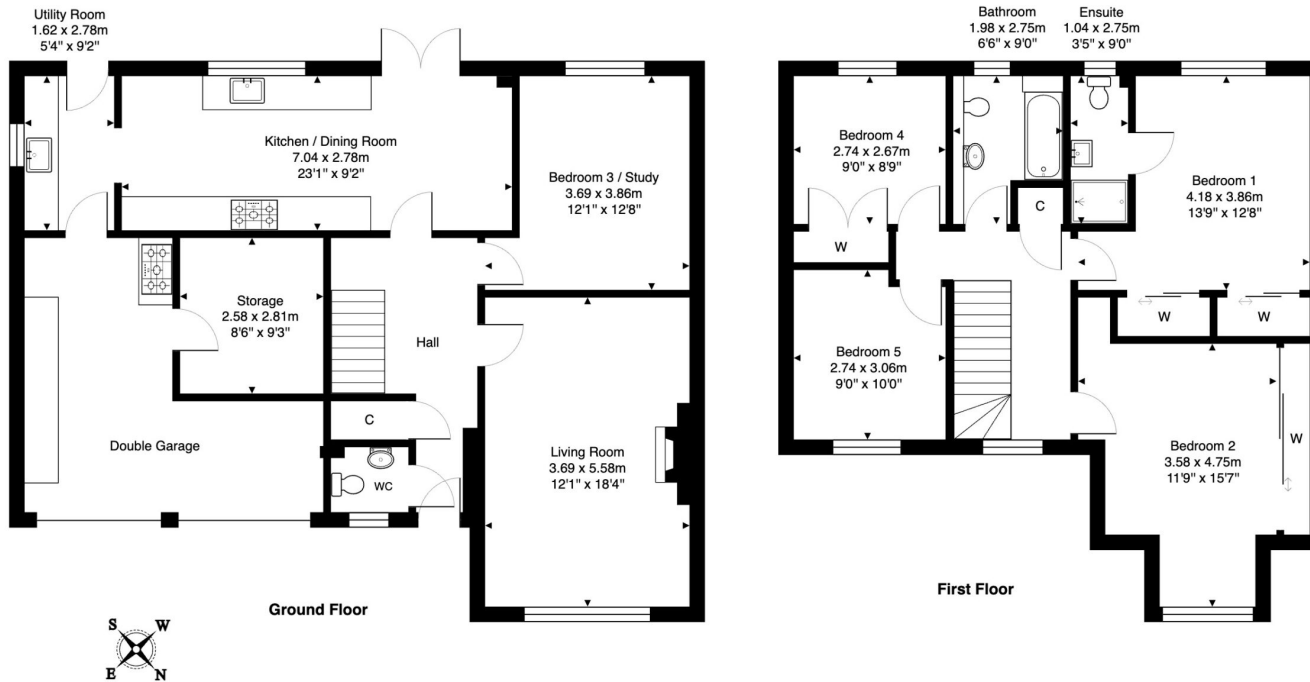
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.

Extras: Floor coverings, blinds, curtains, light fittings, integrated oven/oven/microwave, hob, free-standing fridge, freezer, dishwasher, washer/dryer all bathroom fixtures including mirrors, Swann 4K CCTV system along with Ring Alarm, EV charger (excluding the charging cable) and the garden sheds. The furniture is available by a separate negotiation.



66 Cypress Glade, Livingston, EH54 9JH



Ground Floor

First Floor

Total Area: 170.5 m<sup>2</sup> ... 1835 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



**All Enquiries**

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