



## Livingston | Fulmar Brae | Offers Over £170,000

Stylish end-terraced home featuring two beautifully presented bedrooms, a contemporary kitchen, and a serene lounge/diner with garden views, offering the perfect blend of modern living and convenience.





Nestled in the sought-after locale of Livingston, 68 Fulmar Brae is a splendid end-terraced house that boasts a modern flair and an inviting ambience that is simply perfect for first-time buyers. With its two beautifully styled bedrooms, a well-appointed bathroom, and an enviable location close to essential motor links and Livingston North train station, this property is a true gem that promises a lifestyle of convenience and comfort.

As you step inside, you are welcomed by an entrance hallway that introduces you to the sleek plank effect laminate flooring which extends throughout the ground floor, setting the stage for a home with style and substance. The kitchen is a marvel of contemporary design, featuring white high gloss base and wall units, marble effect worktops, and a breakfast bar. It's equipped with an integrated microwave, oven, hob, washing machine, fridge, and separate freezer, all finished with black slate effect tiling that is nothing short of divine.

The lounge/diner, located to the rear, offers a serene view of the enclosed garden against a woodland backdrop, creating a perfect setting for relaxation or entertaining. Its inviting colour scheme and access to the garden via patio doors add to the allure of this beautiful home.



Ascending the stairs to the upper landing, you'll find two comfortable bedrooms and the family bathroom. Bedroom 1 is a generous double with soft grey walls, spotlights, and carpeting, providing a cosy retreat. Bedroom 2, a good-sized single, is bright and overlooks the front of the property. The family bathroom is tastefully designed with a white three-piece suite, a shower above the bath, stylish wet wall panelling, vinyl flooring, and a handy storage cupboard.

The property also benefits from gas heating, double glazing, and a driveway to the side. The south/west facing rear garden is a low-maintenance haven, enclosed within timber fencing and complemented by slate effect stone, offering a private outdoor space to unwind.

This move-in-ready abode is not just a house, but a delightful sanctuary that invites you to start living your dream. Don't miss the opportunity to make 68 Fulmar Brae your very own beautiful beginning.





Extras: Floor coverings, light fittings, curtain poles, blinds in bedroom 2 and the bathroom, wardrobe in bedroom 1, integrated oven, hob, microwave, fridge, freezer, washing machine and the outdoor store.

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.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

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.

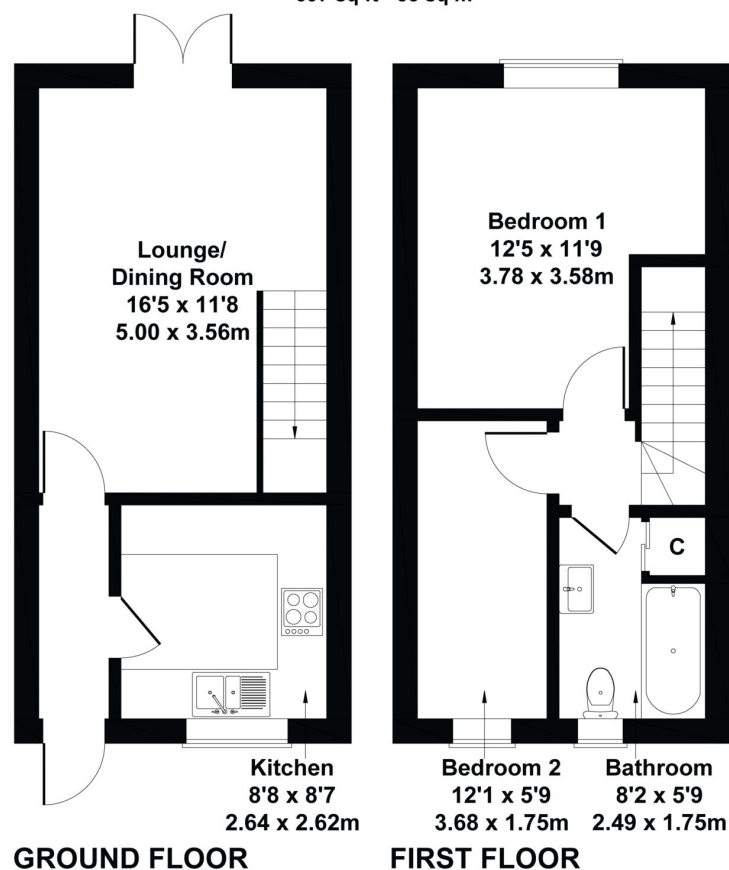
The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.





## 68 Fulmar Brae, Livingston, West Lothian, EH54 6UU

Approximate Gross Internal Area  
597 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2025  
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### All Enquiries

Telephone: 01506 500 999

E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)

W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



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