



Livingston | Curlew Brae | Offers Over £280,000

A fabulous detached home on a corner plot combining versatile family living with playful pops of colour and stylish upgrades.



Set on a generous corner plot, 23 Curlew Brae offers the ideal blend of space, style, and practicality for modern family living. With gardens to the front, side, and rear, this beautifully presented detached property is move-in ready and showcases a host of upgrades that elevate it well above the ordinary.

The home sits behind a mature hedged lawn that wraps around to the side, offering excellent privacy and curb appeal. A spacious driveway provides off-street parking and leads to a single garage, while the inviting exterior hints at the warmth and charm that awaits inside.

Upon entering the property, you're welcomed into a bright and airy hallway, with access to the lounge, kitchen, versatile family room, and a convenient ground-floor cloakroom. A beautifully painted wooden staircase creates an elegant first impression and leads to the upper level.

The rear-facing lounge is a real highlight, offering generous proportions and a bay window recess with double doors that open directly to the rear garden. With warm-toned laminate flooring and a lovely outlook, it's the perfect place to relax with family or entertain.

To the front of the home, a flexible second reception room is currently styled as a second lounge but would work equally well as a formal dining room, home office, or playroom. Decorated in a deep navy blue with a bay window to the front, it's a sophisticated and adaptable space that can evolve with your family's needs.

The kitchen is fitted with a range of base and wall units, complemented by quality worktops and tiled splashbacks. Integrated appliances include an oven and gas hob, with further space provided for a free-standing dishwasher, washing machine, and fridge/freezer. A door from the kitchen provides convenient access to the side of the property.

Also on the ground floor is a stylish cloakroom, featuring a white WC and wash hand basin, enhanced by a contemporary black heated towel rail.

Upstairs, the quality of presentation continues, with thoughtful decor and pops of colour creating a vibrant and welcoming feel. The carpeted landing gives access to four spacious bedrooms, the family bathroom, and two storage cupboards-perfect for keeping everyday essentials neatly tucked away. There is also a hatch leading to the loft.

The master bedroom is simply stunning, offering a relaxing retreat with its soothing colour palette, fitted wardrobes, and an additional storage cupboard. It comfortably houses a king-sized bed and benefits from access to a luxurious en suite shower room. Upgraded in 2021, the en suite wet room has been styled to hotel standards, featuring elegant tiling, a rainfall shower with built-in niche shelving, a statement mirror, and a heated towel rail.

Bedroom two is another generous double, currently home to a king-sized bed, with a hand-painted wall feature and plenty of room for free-standing furniture. Bedrooms three and four are equally impressive in size and finish, both offering ample space and versatility to suit children, guests, or home-working needs.





The family bathroom was upgraded in October 2024 and is a standout feature of the home. Designed with a crisp, contemporary style, it includes a white three-piece suite with a shower over the bath, classic white wall tiling, and eye-catching metro tiles around the shower area-offering a clean, modern finish.

The rear garden is a real haven for garden lovers and those who enjoy outdoor living. Laid to lawn and decorative chips, it includes a potting shed, raised planting beds, and a beautiful mix of established trees and shrubs. A mature willow tree adds a magical focal point, making this garden both practical and peaceful-ideal for children, entertaining, or simply enjoying nature.

Additional benefits of this home include gas central heating with a new boiler installed in April 2023, cavity wall insulation added in November 2021, double glazing, and an electric vehicle charging point. This property offers a rare opportunity to secure a stylish, upgraded family home with generous outdoor space and thoughtful modern touches throughout.

Extras: Floor coverings, blinds, curtains, potting shed, integrated oven, hob, free-standing dishwasher and metal white table and two chairs in the garden.

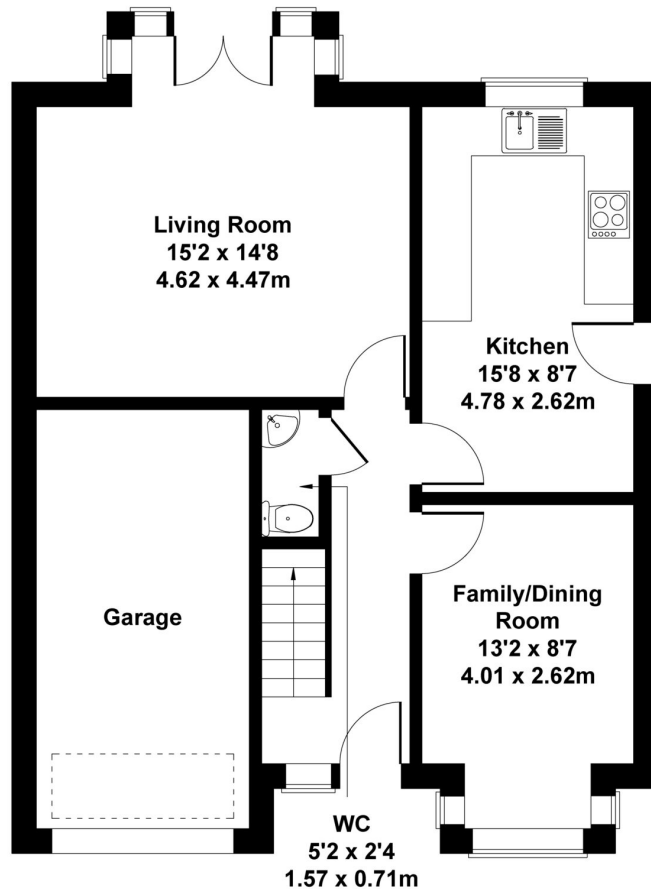


Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and 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.

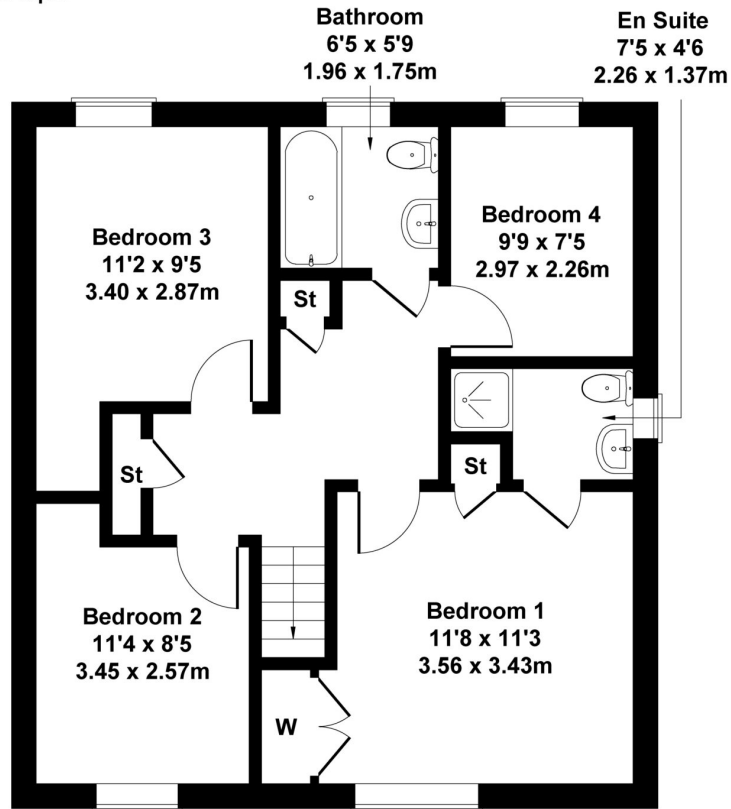


23 Curlew Brae, Livingston

Approximate Gross Internal Area
1352 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



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