



1 Brotherton Glade, Livingston

Offers Over £439,000



1 Brotherton Glade

Livingston, Livingston

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B



Entrance Hallway

14' 9" x 11' 5" (4.49m x 3.47m)

Grand Entrance Hall. Step into a spacious and impressive entrance hall featuring elegant tiled flooring and a striking composite front door with double side panels, allowing natural light to brighten the space. Two pendant lights add warmth and style, while a wall-mounted radiator ensures year-round comfort. This central hallway offers direct access to the kitchen, lounge, WC, study, and dining room making it the perfect introduction to the home.

Lounge

16' 9" x 11' 4" (5.10m x 3.45m)

Stunning Front-Facing Family Lounge A light-filled family lounge featuring an impressive front-facing bay window that floods the space with natural light. Complemented by soft grey carpeting and white painted walls, this room offers a bright, modern and welcoming atmosphere. Two radiators provide warmth and comfort, while a central pendant light and a charming side-facing window offers additional light and a pleasant view, enhancing the airy feel. The perfect space for relaxing or entertaining.

Dining room

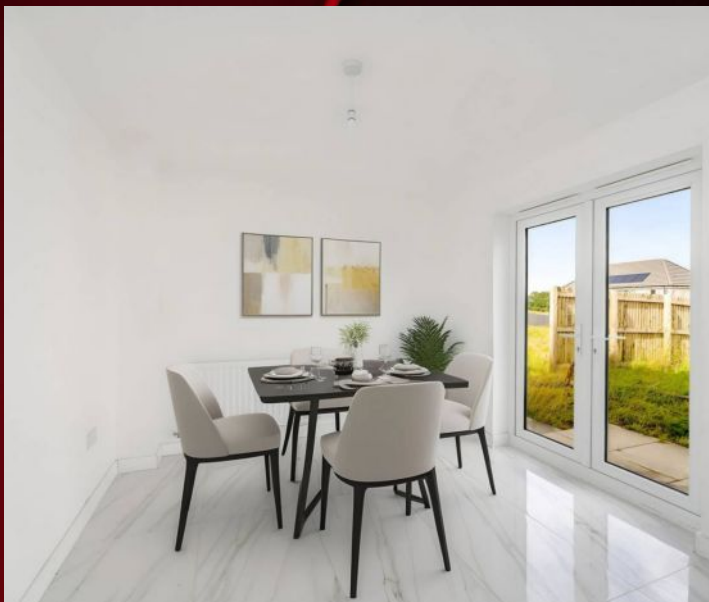
11' 4" x 10' 4" (3.45m x 3.14m)

Bright Rear-Facing Room with Garden Views This inviting rear-facing room enjoys lovely views of the garden through large patio doors, allowing for plenty of natural light and seamless indoor-outdoor living. The space has ample room for table and chairs. With a stylish tiled floor, a central pendant light, and a wall-mounted radiator for year-round comfort. Ideal as a dining area, second lounge, or family space.

Cloakroom Wc

5' 8" x 4' 2" (1.72m x 1.28m)

Contemporary WC with Modern Finishes This stylish and modern WC features a rear-facing opaque window for natural light and privacy. Finished with sleek floor tiles, it includes a contemporary pedestal sink with a chrome mixer tap, a matching WC, and a central ceiling light. A wall-mounted radiator ensures comfort year-round, completing this clean and functional space.





Kitchen

15' 11" x 11' 4" (4.85m x 3.45m)

Modern Kitchen with Garden Access This stylish kitchen features French doors leading out to the garden, filling the space with natural light and offering easy indoor-outdoor living. The tiled flooring runs throughout, complemented by two ceiling spotlights and a wall-mounted radiator for comfort. At the heart of the kitchen is a central island with under-counter storage, perfect for food prep or casual dining. The space is well-equipped with a 4-burner gas hob, integrated oven and microwave, extractor hood, and an integrated fridge freezer. A stainless steel sink with a ¼ bowl and mixer tap adds both functionality and modern flair. The kitchen also offers ample storage throughout and convenient access to the utility room.

Utility room

6' 9" x 6' 5" (2.05m x 1.95m)

Practical Utility Room with Garden Access This well-designed utility room offers direct access to the rear garden via a half-glazed door, allowing plenty of natural light into the space. It features a durable tiled floor, pendant light, and a wall-mounted radiator for all-season comfort. There's dedicated space for a washing machine and dryer, with the gas boiler conveniently located on the wall—making this a functional and efficient addition to the home.

Study / Bedroom 6

11' 4" x 11' 4" (3.45m x 3.45m)

Versatile, Light-Filled Room with Bay Window A beautifully bright and airy space, flooded with natural light from a large front-facing bay window. This flexible room offers excellent potential as a stylish home office, peaceful study, or a comfortable sixth bedroom. Pendant light, and efficient central heating via a wall-mounted radiator.



Landing

The landing provides access to all five bedrooms and the family bathroom. It features soft grey carpeting that continues from the stairs, creating a cohesive and comfortable feel. Two pendant lights provide ample lighting, and a wall-mounted radiator ensures the space stays warm. The landing includes access to the loft via a ceiling hatch, offering additional storage potential.



Bedroom 1

11' 6" x 8' 5" (3.50m x 2.57m)

Rear-Facing Double Bedroom with En suite This spacious rear-facing double bedroom features soft grey carpeting and a calm, neutral décor, creating a cosy and inviting atmosphere. There's plenty of space for free-standing furniture, along with a built-in double wardrobe for added storage. A central pendant light and wall-mounted radiator complete the space.

En-suite 1

6' 5" x 5' 9" (1.95m x 1.75m)

Modern Ensuite Shower Room Accessed directly from the bedroom, the stylish ensuite includes a pedestal sink, matching WC, and a fully enclosed shower cubicle with a mains-fed mixer shower. The space is finished with a durable tiled floor, LED ceiling light, extractor fan, and an obscured window for natural light and privacy.

Bedroom 2

9' 5" x 9' 2" (2.86m x 2.80m)

Bright Bedroom with Ensuite A well-presented bedroom featuring soft grey carpeting, a neutral décor, and a large window that fills the space with natural light. A central pendant light and wall-mounted radiator provide comfort and warmth. There's ample room for free-standing furniture, and the added benefit of a private ensuite enhances both convenience and appeal.

En-suite 2

6' 0" x 5' 9" (1.84m x 1.75m)

Modern Ensuite Shower Room Accessed directly from the bedroom, the stylish ensuite includes a pedestal sink, matching WC, and a fully enclosed shower cubicle with a mains-fed mixer shower. The space is finished with a durable tiled floor, LED ceiling light, extractor fan, and an obscured window for natural light and privacy.



Bedroom 3

11' 3" x 9' 2" (3.44m x 2.79m)

Bright Front-Facing Bedroom This bedroom benefits from natural light through a front-facing window, creating a pleasant and airy feel. It features soft grey carpeting, a pendant light, and a wall-mounted radiator for added warmth and comfort.



Bedroom 4

9' 6" x 8' 2" (2.90m x 2.50m)

Rear-Facing Room A bright rear-facing room featuring grey carpet and white walls. Equipped with a pendant light, a radiator, and plenty of space for free-standing furniture, this room offers a comfortable and flexible living area.

Bedroom 5

11' 5" x 6' 5" (3.47m x 1.96m)

Lovely 5th Bedroom This bright and cozy bedroom, has a soft grey carpet and a front-facing window that brings in lots of natural light. It has a pendant light, a radiator to keep things warm, and plenty of space for a bed and furniture.

Family Bathroom

7' 0" x 7' 0" (2.14m x 2.14m)

Bright Bathroom with Modern Fixtures This bright bathroom features a modern LED ceiling light and a wall-mounted radiator for comfort. An obscured window ensures privacy while allowing natural light to gently illuminate the space. The room is nicely finished with a tiled floor and includes a modern WC, a pedestal sink with a stylish mixer tap, and also a bath equipped with a mixer tap, combining functionality with contemporary design.





REAR GARDEN

Spacious Rear Garden on Large Corner Plot Positioned on a generous corner plot, the rear garden offers a great outdoor space for families or entertaining. Fully enclosed by a wooden fence, it features an extensive lawn, a rear access gate, and a convenient outside tap—perfect for gardening or outdoor cleaning. A fantastic private space with plenty of potential.

FRONT GARDEN

Front Garden with Lawn and Established Shrubs The front of the property features a neatly lawned strip bordered by a variety of established shrubs, adding a touch of greenery and enhancing the home's kerb appeal.

GARAGE

Double Garage

Double Garage & Driveway Parking The property includes a spacious double garage with up-and-over doors, ideal for secure parking or additional storage. A mono blocked driveway to the front provides off-street parking for two vehicles, offering both convenience and practicality.



1 Brotherton Glade, Livingston, EH54 9FR



Approx. Gross Internal Floor Area 1641 sq. ft / 152.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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