

Property Connections



Estate Agent

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45 Brotherton Avenue, Livingston

Property Connections are thrilled to offer to the market this stunning four bedroom family home which is presented to 'show home' condition and boasts an enviable layout, high quality finishings, two en-suites and west facing garden. The property is perfectly located within the development which was built by Miller Homes and early viewing is recommended.

Property Comprises;

Entrance hall, lounge, open plan kitchen, dining and family room, utility, living level cloaks, four bedrooms, two en-suites, family bathroom, garage, driveway, and garden.

On entering this luxurious home it is immediately apparent the quality of finishing and space within.

Located at the rear, the heart and social hub of this outstanding family home is the well-appointed open plan dining, kitchen and family room which boasts an excellent selection of stylish base and wall mounted units with contrasting worktops, integrated appliances which include a gas hob, oven, dishwasher and fridge freezer. French doors give access from the dining/ family area to the west facing garden at the rear, creating a degree of connectivity to the outside space.

Looking over the open aspect at the front is the spacious and welcoming lounge which offers sleek décor, contemporary herringbone flooring, feature box bay window and ample space for various furniture formations.

Utility and W.C are perfectly located off the kitchen.

Stairway leads to the galleried landing which is brimming with light and space.

There are four bedrooms, all of which a superb sizes, bedrooms one and two are complete with fitted wardrobes and plush en-suites which comprise of glazed shower enclosures with mains fed showers, stylish ceramic tiling, W.C and wash hand basins. The two further spacious bedrooms offer attractive décor and carpet flooring.

Family bathroom comprises of a three piece suite which includes a bath, W.C., wash hand basin, stylish tiling and flooring.

West facing garden at the rear is a generous size and is mainly laid to lawn with the addition of a decked terrace which is perfect for relaxing and entertaining family and friends. Driveway to front leads to the garage.

Extras

All fitted floor coverings, plantation shutters, blinds and most light fittings are included in the sale.













Whilst the above particulars are believed to be correct, they are not warranted and to do not form part of any contract.