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27 Heatherfield Glade, Livingston, EH54 9JE

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Heatherfield Glade, Livingston



Proudly positioned on a sizeable plot within the sought-after Adambrae residential development south-west of Livingston, this is an outstanding detached five-bedroom family home with private gardens, a driveway, and a double garage.

Characterised by wonderful free-flowing living and reception areas, magnificent proportions, and design-led fixtures and fittings, this light-filled property is a masterclass in luxury modern living and attention to detail. There are five spacious double bedrooms, one with a luxurious en-suite shower room; a south-west-facing lounge; a cosy sitting room enjoying rear garden access; a design-led dining kitchen with utility room leading to the garden; a well-appointed family bathroom; a ground floor WC; a monoblock driveway, and a double garage.

Minutes from Livingston's array of dining, retail, and leisure choices. Scenic retreats such as Almondell and Calderwood Country Park are within easy reach as is the prestigious Deer Park Golf and Country Club, and for commuters, rail and road links are moments away. In immaculate condition and with so much to offer, this property has all that a growing or established family could need.

What's special about this house

- Spacious south-west-facing lounge with elegant French doors to the dining kitchen.
- Stunning contemporary dining kitchen with high-end AEG appliances, open flow to the sitting room.
- Cozy sitting room with skylights, wood-burning stove, and garden access.
- Principal bedroom with built-in wardrobes and chic en-suite rainfall shower room.
- Landscaped rear garden with Astroturf lawn and sandstone paving.
- Located in a sought-after development with ample parking and a double garage.
- Close to schools, parks, retail, leisure amenities, and commuter links to Glasgow and Edinburgh.









Location and Amenities

- 5-minute drive from Bankton Mains Park with a sports centre, bowling club, tennis and football pitches, and a play park
- 10-minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- The Centre Livingston and Livingston Designer Outlet are less than a 5-minute drive, providing a wide variety of high street stores, boutiques, cafés, a VUE cinema, an ASDA supermarket, and casual dining options
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (31 miles); the M9 is a short drive
- Edinburgh Airport is just 13 miles away
- Scenic green spaces include the Murieston Trail, the Wilderness Woods, Almondell and Calderwood Country Park, and Almondvale Park

“An outstanding Adambrae home, masterfully designed for modern luxury living near Livingston’s amenities and natural beauty.”

Home Report valuation	£450,000
Internal floor area	148m ²
School catchment	Bankton and St Ninian’s Primary Schools, St Margaret’s Academy, James Young High School
EPC Rating	Band C
Council tax band	Band F
Train station	Livingston South Railway Station

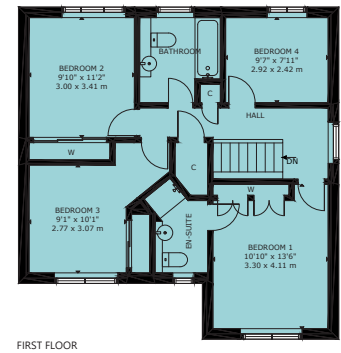
Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, dishwasher, fridge/freezer, washing machine and freezer.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	3.59m x 5.19m
Dining Room	3.38m x 2.73m
Kitchen	4.12m x 4.63m
Sitting Room	2.53m x 3.46m
Bedroom 5/Study	3.31m x 2.68m
Detached Garage	5.14m x 5.20m

First Floor

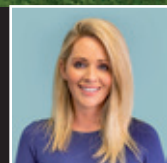
Bedroom 1	3.30m x 4.11m
Bedroom 2	3.00m x 3.41m
Bedroom 3	2.77m x 3.07m
Bedroom 4	2.92m x 2.42m

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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.