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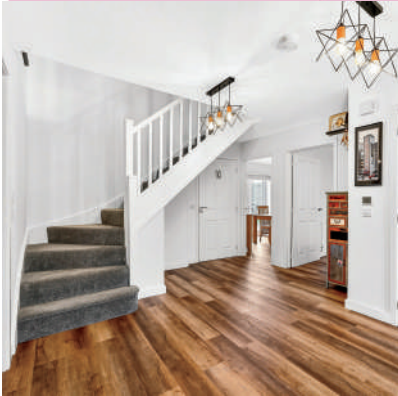
Brotherton Forest, Livingston, EH54 9FP

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Brotherton Forest, Livingston



Ideally situated in a modern residential and family friendly development, Brotherton Forest is a beautifully presented five-bedroom detached home offering generous interiors, flexible reception spaces, and a south-west facing rear garden.

From the moment you arrive, the home's presence is felt. You are welcomed into a large entrance hall leading to all the reception rooms. Elegant box bay windows grace both the lounge and family room, creating bright, welcoming spaces that reflect the home's considered design. The formal dining room is perfect for entertaining and provides access to the rear garden through French doors.

There is a contemporary breakfasting kitchen also featuring French doors to the rear garden as well as a separate utility room offering further space and storage, plus a convenient WC.

Upstairs, five well-sized double bedrooms provide restful, flexible accommodation. Two bedrooms enjoy private en-suites, while the others are served by a contemporary family bathroom — offering comfort and convenience for family and guests alike. The south-west-facing rear garden is fully enclosed and the detached double garage with driveway parking completes this outstanding home.

What's special about this house

- Well-presented five-bedroom family home featuring a south-west-facing rear garden and a detached double garage — ideal for modern family living.
- Elegant living room set to the front of the property with a box bay window allowing plentiful natural light.
- Two further versatile reception rooms, currently used as a formal dining room and a family room. The family room also benefits from a box bay window, while the dining room provides direct garden access.
- Contemporary breakfasting kitchen with French doors leading to the rear garden, creating a seamless indoor-outdoor flow. A separate utility room offers additional storage.
- Five double bedrooms, two with en-suite facilities; the remaining rooms are served by a stylish family bathroom.
- South-west-facing enclosed rear garden with a paved patio, perfect for al fresco dining and entertaining.
- Detached double garage and driveway.









Location and Amenities

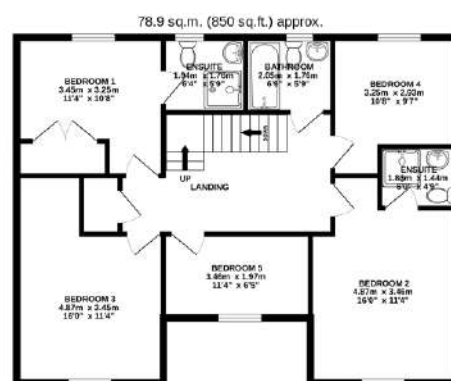
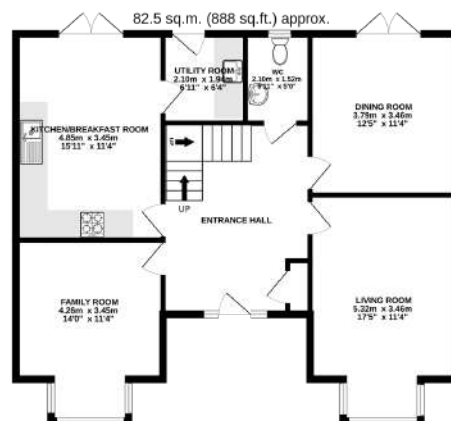
- Catchment for Bankton Primary School and The James Young High School - both less than 10 minutes away
- Close to Livingston's shopping centres, Designer Outlet, and full leisure facilities
- Mainline rail connections from Livingston South station (1.9 miles) and West Calder (2.2 miles)
- National and international flights from Edinburgh Airport - just 12 miles away
- Nature walks in Bellsquarry Wood within walking distance, Almondell and Calderwood, Beecraigs and Polkemmet country parks are all a short drive away.
- Close proximity to the M8 motorway gives easy access to Edinburgh and Glasgow

"This substantial property is ideal for growing families or those seeking room to relax, work, and entertain in style"

Home Report valuation	£430,000
Internal floor area	161.5m ²
School catchment	Bankton Primary School James Young High School
EPC Rating	B
Council tax band	G
Train station	Livingston South

Extras

All floor coverings, all blinds, oven/hob, and dishwasher are included



Dimensions

Ground Floor

Living Room	5.32 x 3.46m
Dining Room	3.79 x 3.46m
Kitchen/Breakfast Room	4.85 x 3.45m
Utility Room	2.10 x 1.94m
Family Room	4.26 x 2.45m
WC	2.10 x 1.94m

First Floor

Bedroom 1	3.45 x 3.25m
Ensuite	1.94 x 1.76m
Bedroom 2	4.87 x 2.46m
Ensuite	1.83 x 1.44m
Bedroom 3	4.87 x 3.45m
Bedroom 4	3.25 x 2.93m
Bedroom 5	3.46 x 1.97m
Bathroom	2.05 x 1.76m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
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.