



31 Forest Glade
LIVINGSTON | EH53 0FQ





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Beautifully presented five-bedroom detached family home forming part of a modern development in the popular town of Livingston in West Lothian, with Almondell Country Park lying directly behind.

This impressive home offers well-planned and flexible accommodation over two levels, has been tastefully decorated to a very high standard throughout and is offered to the market in true 'turn-key' condition. The living room is accessed through double doors from the welcoming entrance hallway, and the room is flooded with natural light. The exceptionally spacious, open plan kitchen/dining/family room falls naturally into cooking and recreational areas, and from here French doors provide access to the private, west-facing rear garden. There is also the added convenience of a utility room, which houses the washing machine and tumble dryer and a double garage with EV charger.

Moving upstairs, the principal bedroom is of an excellent size and boasts a stylish ensuite shower room and walk-in wardrobe. The next two bedrooms benefit from Jack and Jill ensuite, with one room further benefitting from integral wardrobe storage. Bedroom four is double in size and bedroom five has flexibility to be employed as a home office, playroom or gym, giving the property a high degree of flexibility. The property also benefits from a partially floored attic, accessed via a Ramsay ladder.

Offering immense appeal to those looking for a family home within commuting distance of Edinburgh or Glasgow, early viewing is essential to appreciate everything that this stunning home has to offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





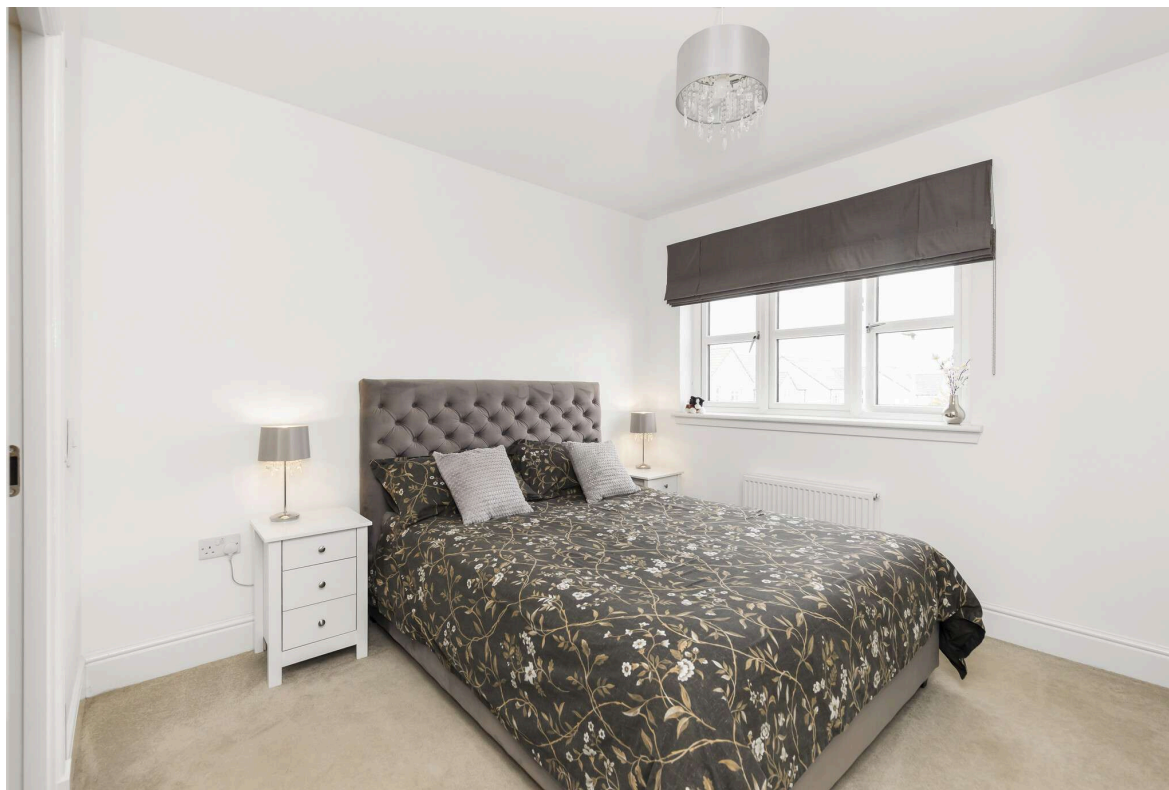


- Five-bedroom detached modern home
- Popular location
- Living room
- Open plan kitchen/dining/family room
- Principal bedroom with ensuite and walk-in wardrobe
- Bedrooms 2 and 3 with Jack & Jill ensuite
- Two further bedrooms
- Bathroom
- Utility room
- WC
- Partially floored attic with Ramsay ladder
- Integral double garage with EV charger
- Front & rear garden

Energy Rating B. Council Tax Band H.

Extras included in the sale are all carpets, washing machine, tumble dryer, integrated dishwasher, fridge, freezer and microwave. Other items may be available by separate negotiation.

FACTOR: £43.54 per quarter is payable to Calderwood Estate and £92.76 per annum is payable to Forest Glade for the upkeep of communal areas.



Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Neighbouring Deer Park Golf and Country Club offers golf and leisure facilities, ten-pin bowling, a restaurant and bar. In addition, Almondell Country Park lies directly behind the property and Beecraigs Country Park and the banks of the River Almond are easily accessible. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





