



3 Bluebell Glade
LIVINGSTON | EH54 9JJ

warners
solicitors & estate agents





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Warners are delighted to present this outstanding executive detached villa, quietly positioned within the highly regarded Adambrae district of Livingston and enjoying a peaceful setting bordered by mature woodland. Thoughtfully upgraded and immaculately presented throughout, this exceptional family home offers a refined blend of contemporary styling, generous proportions and an enviable connection to its natural surroundings.

A welcoming reception hall introduces the high standard of finish found throughout and leads through to a beautifully proportioned living room, flooded with natural light from a feature bay window and further enhanced by a striking media wall with floating built-in fireplace, creating a stylish yet inviting focal point. To the rear, the heart of the home is the impressive open-plan kitchen and dining space, expertly designed for modern family life and entertaining. The sleek, high-spec kitchen features integrated appliances and clean-lined cabinetry, while French doors open into a generously sized conservatory, providing additional living space and enjoying open views across the rear garden and woodland backdrop beyond.

A contemporary utility room complements the kitchen, offering excellent storage and direct access to the garden, while a beautifully finished guest cloakroom completes the ground floor accommodation.

Upstairs, a bright galleried landing gives access to four well-presented bedrooms. The principal suite is a particular highlight, offering fitted wardrobes and a stylish en-suite shower room finished to a high standard. Three further bedrooms provide excellent flexibility for family living, home working or guest accommodation, all served by a luxurious family shower room featuring a walk in shower, contemporary fittings and a spa-inspired feel. Excellent storage is provided throughout the home.

Externally, the property benefits from a generously sized mono-bloc driveway and integral garage to the front, while the rear garden offers a tranquil retreat, combining patio, astro and landscaped areas with a leafy woodland backdrop, creating a high degree of privacy and a wonderful setting for outdoor relaxation. This is a superb opportunity to acquire a high-quality family home in a prime and well-connected location.

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





- Welcoming reception hallway
- Bright and spacious living room featuring bay window and media wall with floating built-in fireplace
- High-spec open-plan kitchen and dining area with integrated appliances, kickboard lighting
- Generously sized conservatory enjoying views over the rear garden and woodland backdrop
- Utility room with additional storage and direct garden access
- Stylish ground-floor WC
- Principal bedroom with fitted wardrobes and modern en-suite shower room
- Three further well-proportioned bedrooms (two with

- integrated storage)
- Luxurious family shower room contemporary suite
- Generously sized private driveway
- Single integral garage
- Gas central heating and double glazing
- Landscaped rear garden with green house

Integrated kitchen appliances and all blinds will be included in the sale of the property. EPC: C, Council Tax band: F



Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. 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.





