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Martin Brae, Livingston, EH54 6UT

Offers Over £310,000

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Set within a generous corner plot in the ever-popular Martin Brae, this detached family home offers a superb blend of space, practicality and refined style, perfectly suited to modern family living.

From the outset, the home makes a strong impression. A large, neatly lawned front garden welcomes you in, fully enclosed to provide both privacy and a safe, secure environment for children and pets. A substantial driveway leads to the integral garage, offering ample off-street parking and everyday convenience.

Step inside and you are welcomed by a bright entrance hall, where high-quality wood-effect flooring sets the tone and flows seamlessly into the principal reception areas. To the rear, the lounge provides a calm and inviting setting, with open views across the garden and an abundance of natural light enhancing the sense of space. Adjacent, the separate dining room creates a defined area for family meals and entertaining, again enjoying a pleasant outlook over the rear garden.

The inner hall leads to a well-appointed kitchen, thoughtfully designed with both style and function in mind. Cream gloss base and wall units are paired with warm wood-toned work surfaces and walnut-effect flooring, creating a cohesive and welcoming space. Integrated appliances including oven, hob, hood, fridge/freezer and dishwasher, ensure a streamlined finish, while cream brick-effect splash-back tiling adds subtle texture. To one end, a designated utility area provides additional storage along with space for a washing machine and tumble dryer, keeping the main kitchen area uncluttered and efficient. A newly fitted downstairs WC, finished with a contemporary two-piece suite, completes the ground floor.

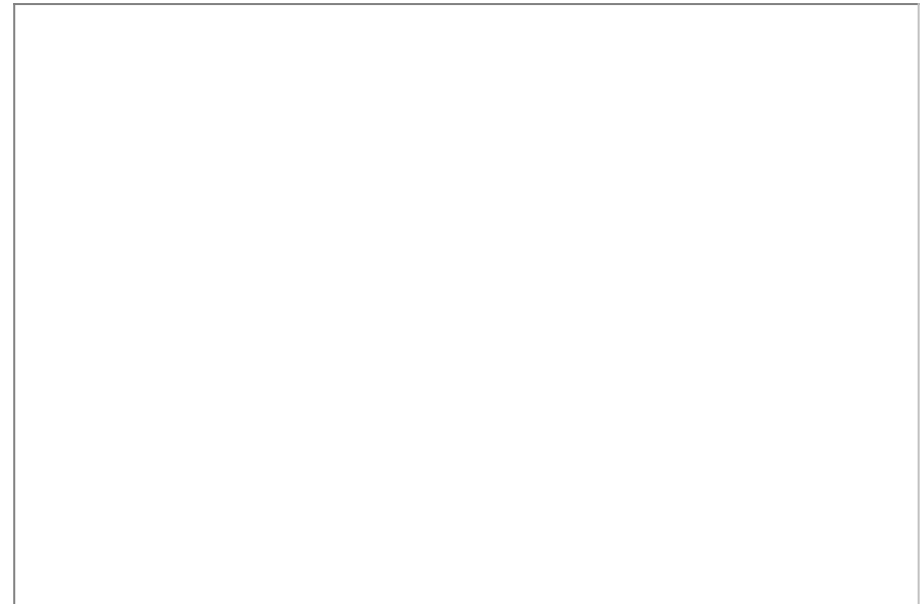
Upstairs, a carpeted staircase leads to an open and airy upper hallway, where a built-in cupboard houses the water tank and provides useful shelving, alongside access to the loft space. The principal bedroom is a generously proportioned double, complete with built-in wardrobes and a modern en-suite featuring a three-piece suite including a shower enclosure, vanity unit with inset sink, WC and sleek wet wall panelling, creating a comfortable and well-appointed private retreat. Bedroom two is a further spacious double with views over the rear garden and the benefit of a built-in



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- Detached Home
- 2 public rooms
- Downstairs WC
- 3 further bedrooms
- Large rear garden
- Beautifully presented
- Contemporary styled kitchen
- Primary bedroom with ensuite
- Family bathroom
- Driveway & integral garage



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