



FOR SALE
REMAX
PROPERTY



Modern 4 Bedroom Detached House

Situated within a popular and well-established residential area of Livingston, the property benefits from a highly convenient setting close to a wide range of amenities. Rodaidh MacDonald and REMAX Property are delighted to present this four bedroom detached home to the market.

The property comprises of:

Entrance Vestibule

Family Room

Lounge

Dining Room

Kitchen

Utility Room

Living Level Toilet

4 Double Bedrooms

En-Suite

Family Bathroom

Garage

Large Front & Rear Gardens

Freehold Property.

Factor Fees: N/A.

Council Tax Band: F.

EPC: C.

Tenure: Freehold

Fulmar Brae is set within a well-established residential area of Livingston, offering a pleasant community environment with excellent access to local amenities and transport links. The area is well served by nearby primary and secondary schools and is popular with families. Livingston town centre is close by, providing a wide range of retail, leisure, and dining options including The Centre and Designer Outlet. Commuters benefit from easy access to the M8 motorway, Livingston North railway station, and regular bus services, offering convenient travel across the Central Belt.

Entrance Vestibule

The property is entered via a welcoming entrance vestibule finished with tiled flooring and neutral grey painted walls. A ceiling-mounted light fitting provides illumination, while wall-mounted hooks and a practical shelf offer convenient storage for coats and footwear. The wooden front door is fitted with a letterbox and peephole, and a side window allows for excellent natural light.

Hallway

Accessed from the entrance vestibule, the hallway is finished with brown laminate flooring and neutral grey painted walls, creating a bright and welcoming central space. Two ceiling-mounted light fittings provide ample illumination, complemented by a ceiling-mounted smoke detector. A wall-mounted radiator offers heating, while a large under-stair storage cupboard provides excellent practical storage. Power points are conveniently positioned throughout.

Living Level Toilet

2.325m x 1.242m (07'07" x 04'00") Stylishly finished with dark painted walls and eye-catching patterned tiled flooring, this contemporary WC is both practical and well presented. A glazed window to the rear provides natural light. The space is completed with a sleek vanity unit incorporating a wash-hand basin, a back-to-wall WC, and a modern full-height vertical radiator.

Lounge

4.839m x 4.003m (15'10" x 13'01") Positioned to the rear of the property, the lounge offers a generous and versatile living space with direct access to the garden via double French doors. The room features painted walls and a continuation of the wooden laminate flooring, while two ceiling-mounted light fittings provide balanced illumination. A wall-mounted radiator and multiple power points complete the space, making it ideal for both everyday living and entertaining.



Dining Room

3.479m x 3.261m (11'04" x 10'08") A bright and well-proportioned dining room featuring wood-effect laminate flooring continuing from the rest of the property. Finished with half-height wall panelling and patterned wallpaper above, the room is well lit by a double window to the front elevation. Additional features include a ceiling-mounted chandelier, radiator and power points, making this a practical and inviting space for everyday dining and entertaining.

Kitchen

4.025m x 2.637m (13'02" x 8'07") A modern and well-appointed kitchen with a double window to the rear providing good natural light. Finished with laminate flooring continuing from the rest of the house, the room features stone-effect worktops incorporating an inset drainer and double sink, along with a range of grey wall and base units with silver hardware. Appliances include a gas hob with built-in extractor, double oven and integrated microwave, with space for an American-style fridge freezer. Further features include ceiling downlights and power points throughout.

Utility Room

2.311m x 1.812m (07'07" x 05'11") A practical utility room finished with tiled flooring matching the entrance vestibule and painted walls. The room includes worktop space, the boiler, and provision for a washing machine and tumble dryer. Natural light is provided by a side-view window, with a wooden rear door incorporating a glazed panel giving access to the back garden. Further features include power points, a carbon monoxide detector, and a ceiling-mounted light.



Stairs and Landing

The wooden staircase features a centrally laid carpet runner, secured with traditional stair rods, and is complemented by a painted balustrade and timber handrail. A mid-level landing benefits from a window overlooking the front of the property, allowing natural light to fill the stairwell. The upper landing is finished with carpeted flooring and neutral grey painted walls, with a ceiling-mounted light above the staircase and two additional ceiling lights along the landing. Radiators provide heating throughout this area, while excellent storage is offered by a large cupboard with a built-in coat rack and a further cupboard at the end of the hallway, ideal for linen storage. Additional features include a ceiling-mounted smoke detector, attic hatch with pull-down ladder, and conveniently positioned power points.

Master Bedroom

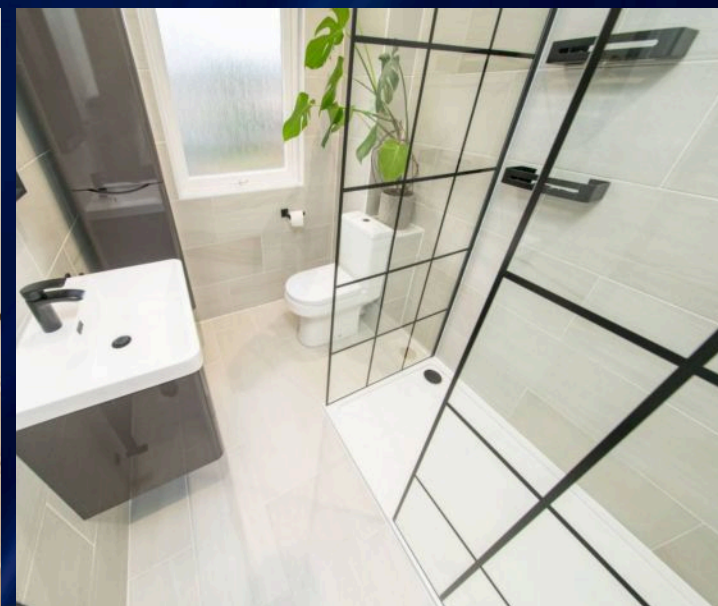
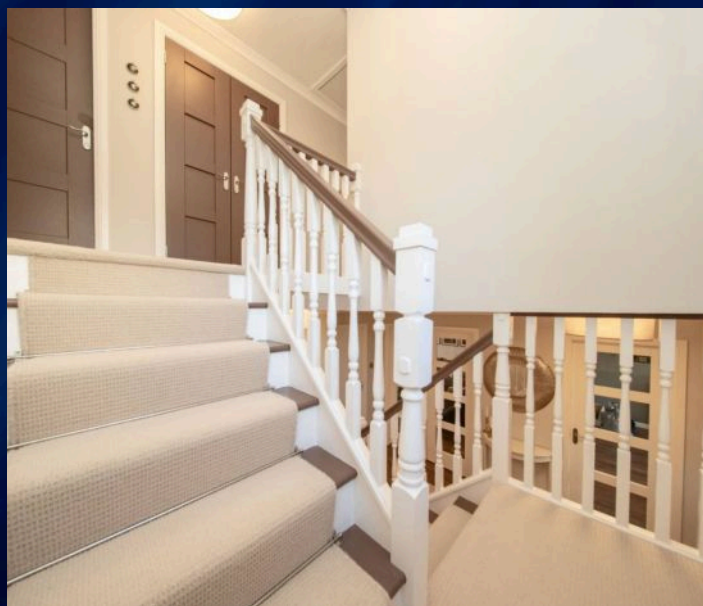
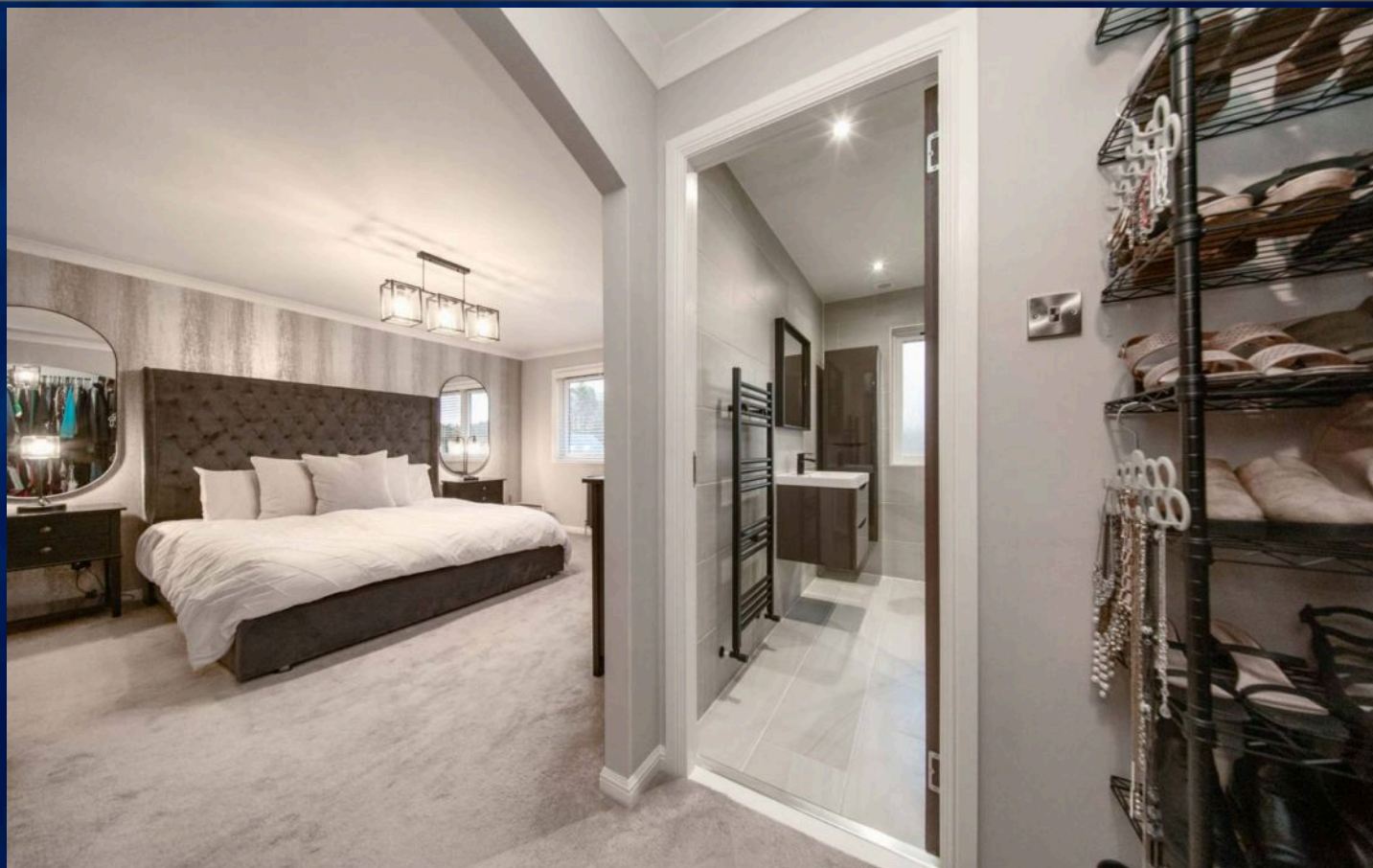
4.378m x 3.981m (14'04" x 13'00") The master bedroom is positioned to the front of the property and offers excellent proportions. Finished with carpeted flooring and neutral décor, the room features a large front-facing window providing natural light along with a built-in wardrobe offering generous storage. There is ample space for a full range of freestanding bedroom furniture, with additional features including a radiator, power points, and a ceiling-mounted light.

Walk-In Wardrobe

1.800m x 1.984m (06'06" x 05'10") Accessed from the master bedroom, this walk-in wardrobe provides excellent hanging and shelving space. Finished with carpeted flooring and fitted storage to both sides, the room is well lit by a ceiling-mounted light, offering a practical and well-organised dressing area.

En-Suite

2.474m x 1.895m (08'01" x 06'02") A stylish en suite shower room finished with tiled walls and flooring. The room is fitted with a walk-in shower enclosure with mains shower, a WC, and a wall-mounted vanity unit with integrated wash-hand basin and mirror above. Natural light is provided by a window, with additional features including recessed ceiling spotlights, an extractor fan, and a contemporary heated towel radiator.



Bedroom 2

4.021m x 2.761m (13'02" x 09'00") A spacious double bedroom also located to the front of the property. The room is carpeted throughout and finished in neutral tones, with a wide window allowing for good levels of natural light. An open recessed wardrobe provides useful hanging and storage space, with additional features including a radiator, power points, and a ceiling light.

Family Bathroom

2.779m x 2.704m (09'01" x 08'10") A modern family bathroom finished with full-height tiled walls and complementary tiled flooring. The room is fitted with a bath incorporating a glazed shower screen and mains shower, a WC, and a contemporary vanity unit with integrated wash-hand basin and mirror above. Natural light is provided by a window, with additional features including recessed ceiling spotlights, an extractor fan, and a heated towel radiator.

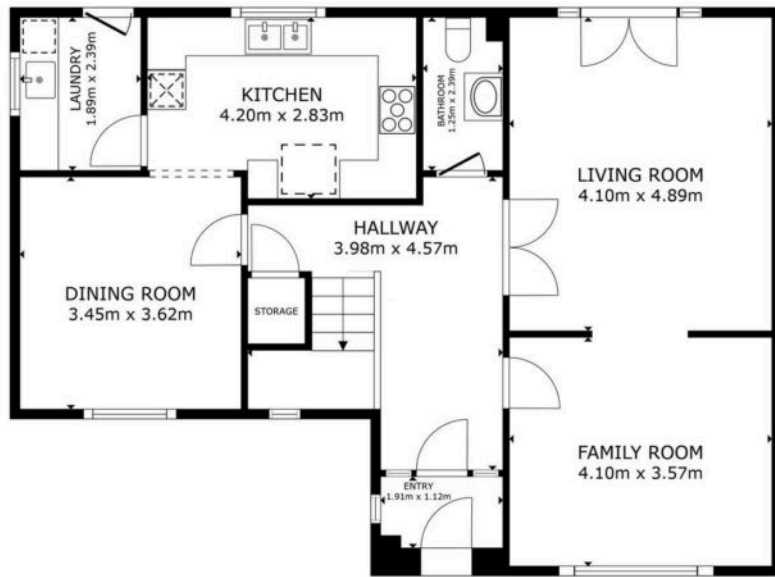
Bedroom 3

3.883m x 2.630m (12'08" x 08'07") Situated to the rear of the property, this bedroom features carpeted flooring and painted walls, including a grey feature wall. Natural light is provided by rear-facing windows, and the room benefits from a built-in wardrobe. Further fittings include a radiator, power points, and a ceiling-mounted light.

Bedroom 4

3.151m x 2.808m (10'04" x 09'02") A flexible bedroom positioned to the front of the property, suitable for use as a bedroom, home office, or study. The room is finished with painted walls and carpeted flooring and includes a built-in wardrobe. Additional features include a radiator, power points, a ceiling-mounted light, and a window providing natural light.

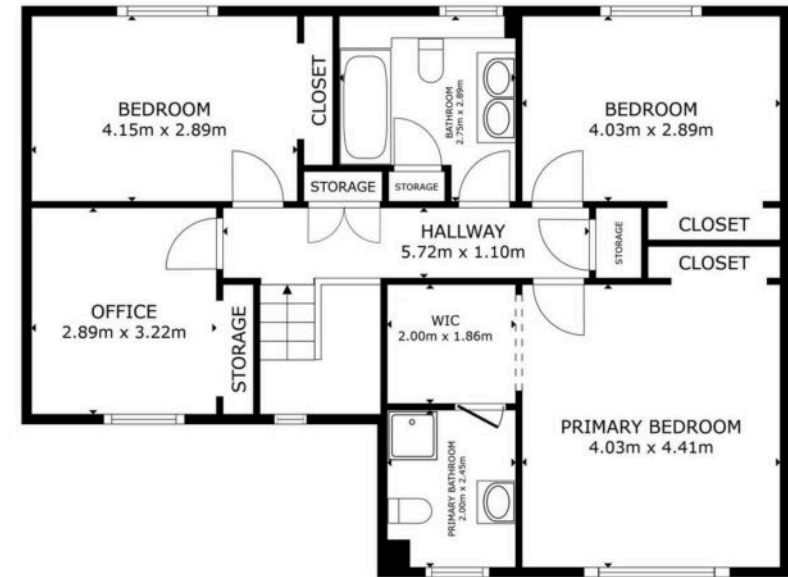
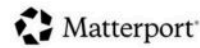




FLOOR 1



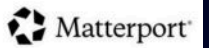
GROSS INTERNAL AREA
FLOOR 1 86.0 m² FLOOR 2 87.2 m²
TOTAL: 173.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 86.0 m² FLOOR 2 87.2 m²
TOTAL: 173.2 m²
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RE/MAX Property

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