



75 Fulmar Brae, Livingston

Offers Over £290,000



## 75 Fulmar Brae

### Livingston

Welcome to Fulmar Brae, Livingston, a spacious four bedroom detached family home set within the highly sought after Eliburn area. Offering flexible living accommodation, a integral garage, summer house and a fantastic location close to schools, amenities and transport links, this home presents an excellent opportunity for growing families looking to settle within one of Livingston's most desirable neighbourhoods.

Upon entering, you are welcomed into a bright and spacious entrance hallway, setting the tone for the accommodation throughout. Conveniently located off the hallway is the downstairs WC, providing practicality for everyday family life.

Positioned to the front of the property is the generous lounge, a comfortable and inviting living space featuring a fireplace and ample room for two large sofas, a media wall and additional furnishings. Natural light floods the room through the large front facing window, creating a bright and welcoming atmosphere.

Flowing seamlessly from the lounge through double doors is the dining room, a versatile space that can be utilised as a formal dining area, second sitting room, playroom or home office depending on your requirements.

The kitchen is located to the rear of the property and offers an excellent range of cabinetry and worktop space. Fitted with integrated appliances including a dishwasher, oven and four point gas hob, it provides everything needed for modern family living. Patio doors lead directly out to the rear garden, creating an ideal connection between indoor and outdoor living.



Upstairs, the property offers four well proportioned bedrooms. The principal bedroom is positioned to the front of the home and comfortably accommodates a super king size bed with bedside cabinets, while also benefiting from fitted wardrobe storage and a private en-suite shower room. The en-suite comprises a three piece suite with a standing shower and tiled finishes. Bedroom two is situated to the rear of the property and offers excellent proportions, comfortably accommodating a double bed, wardrobe, desk and additional furnishings. Bedroom three is another spacious double bedroom with room for bedside cabinets and storage, while bedroom four provides excellent flexibility as a bedroom, nursery or home office.

Completing the upper level is the family bathroom, fitted with a three piece suite incorporating a bathtub and tiled finishes.

Externally, the property enjoys a private north facing rear garden featuring a charming pond and a detached summer house, providing a fantastic outdoor retreat that can be utilised as a hobby room, garden room, entertaining space or additional storage. The home further benefits from a integral garage and a private driveway.

Fulmar Brae enjoys an enviable position within Eliburn, one of Livingston's most established and desirable residential areas. Families are well catered for with nearby schooling including Peel Primary School, Ogilvie School Campus, Inveralmond High School and St Margaret's Academy. Livingston North Railway Station is within walking distance, offering excellent transport links to both Edinburgh and Glasgow, while the M8 motorway provides easy access across Central Scotland. Everyday amenities are close at hand, including the nearby Co-op, St John's Hospital and Livingston's extensive retail and leisure facilities, including Livingston Designer Outlet and The Centre.

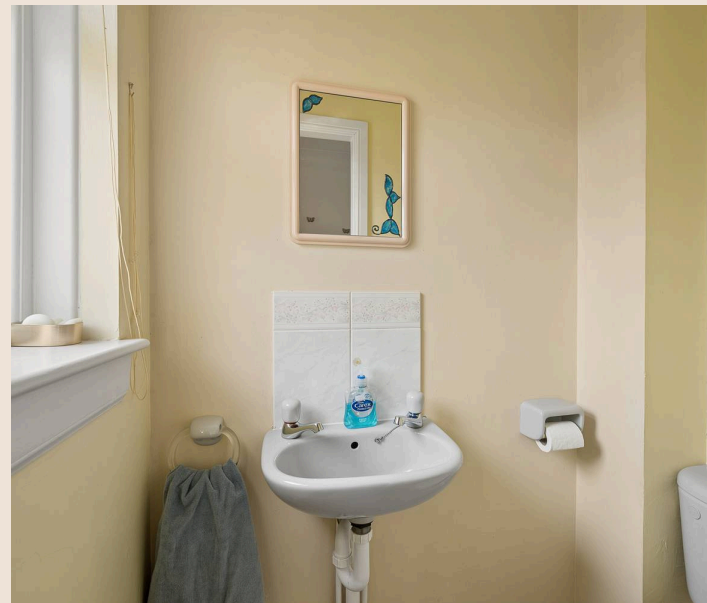
Combining spacious accommodation, flexible living space, excellent schooling and outstanding commuter links, this fantastic family home is ready for its next owners to move in and enjoy.

Home Report Value- £300,000

EPC- C

Council Tax Band - E

Square Ft- 1055/ 98m<sup>2</sup>







**Ground Floor**



**First Floor**

50%





## Bridges Properties

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