



57 Martin Brae, EH54 6UT

Livingston - Offers Over £280,000







Some homes are simply special-and this is undoubtedly one of them. Immaculately presented, effortlessly stylish and ready to move straight into, this exceptional three-bedroom detached home is one that truly stands out from the crowd. Beautifully maintained and thoughtfully upgraded throughout, every space has been designed with modern living in mind, creating a home that is as practical as it is beautiful. From the stunning shaker-style kitchen and light-filled living space to the beautifully landscaped garden complete with an outstanding log cabin retreat, this is a home that will capture your heart from the moment you arrive.

Perfectly positioned within a highly sought-after residential setting, the property enjoys easy access to Livingston North Train Station, excellent motorway links, Eliburn Park and a wealth of local amenities, making it an outstanding choice for families, professionals and commuters alike.

The attractive red brick facade instantly creates a warm welcome, while the monoblock driveway provides generous off-street parking and leads to the attached garage, complete with power and lighting. Step through the front door and you'll immediately appreciate the care and attention that has gone into creating this wonderful home. Decorated in calming neutral tones with quality finishes throughout, it offers a feeling of warmth and comfort from the very first moment.

The kitchen is without doubt one of the home's standout features-a room you'll find yourself admiring every single day. Beautiful green shaker-style cabinetry is perfectly complemented by crisp white metro tiled splashbacks and contrasting worktops, creating a timeless yet contemporary look. A range of integrated appliances, including an oven, grill, gas hob, extractor hood, dishwasher and fridge freezer, ensure the space is every bit as functional as it is stylish, making it a joy to cook, entertain and spend time in.

Spanning the full width of the home, the impressive lounge and dining room is a space designed for everyday living. Bathed in natural light from the elegant bay recess with French doors opening onto the garden, it feels wonderfully bright, spacious and inviting. A contemporary electric fire set within an attractive surround creates a stylish focal point, adding warmth and ambience to the room. Whether you're curling up with a book, enjoying cosy evenings with family or hosting friends around the dining table, this versatile room effortlessly adapts to every occasion. With ample space for both relaxing and entertaining, it truly is the heart of the home.

The first floor continues the theme of quality and comfort with three beautifully presented bedrooms and a stylish family bathroom.

The principal bedroom is a peaceful sanctuary, beautifully decorated in soft neutral tones with an elegant feature wall adding warmth and character. Fitted wardrobes provide excellent storage, while the luxurious en-suite shower room offers the perfect place to begin and end each day, complete with a contemporary suite, vanity storage, large shower enclosure and elegant wet wall panelling. Bedroom two is another generous double room overlooking the stunning rear garden. Complete with fitted sliding wardrobes and relaxing decor, it provides a wonderful guest room or spacious family bedroom. Bedroom three is another excellent-sized room with built-in storage, overlooking the front of the property. Whether used as a child's bedroom, nursery, dressing room or home office, it offers fantastic flexibility to suit your lifestyle.

Completing the upper floor is the modern family bathroom, finished with a contemporary white suite, stylish wet wall panelling, a rear-facing window providing natural light and ventilation, and a useful built-in storage cupboard.

The outdoor space is every bit as impressive as the interior. The fully enclosed rear garden has been lovingly landscaped to create a private haven where children can play safely, pets can roam freely and adults can simply relax and unwind. A generous lawn is framed by colourful planted borders filled with mature shrubs and seasonal planting, while paved patio areas provide the perfect setting for summer barbecues, morning coffee or evenings spent enjoying the outdoors.

The true showstopper, however, is the exceptional log cabin. Beautifully positioned within the garden, this versatile space offers endless possibilities. Whether you dream of a peaceful home office, inspiring hobby room, stylish gym, creative studio or simply a tranquil retreat away from the main house, this wonderful addition is certain to become one of your favourite places to escape to.

Practicality has certainly not been overlooked. The property further benefits from a gas combi boiler installed in 2018, upgraded double-glazed windows and doors, replacement soffits, fascias and downpipes, an outside tap and an external power supply-evidence of the care and investment the current owners have made over the years.

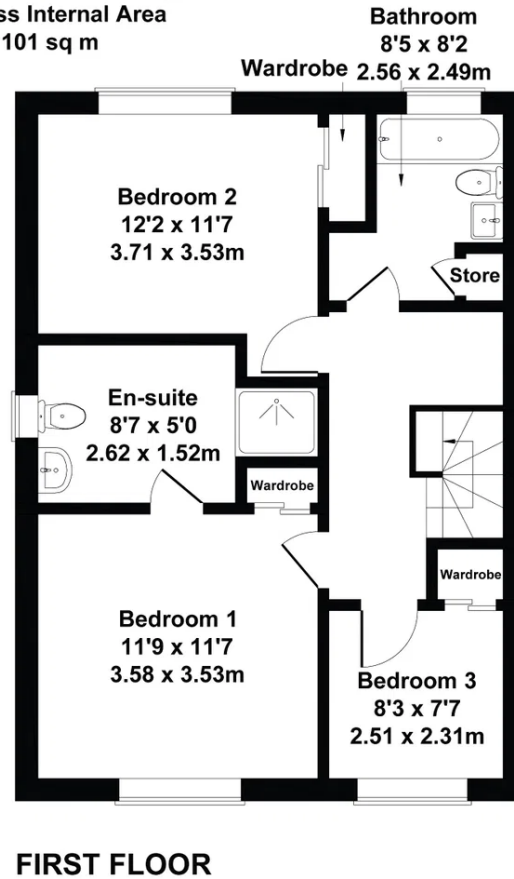
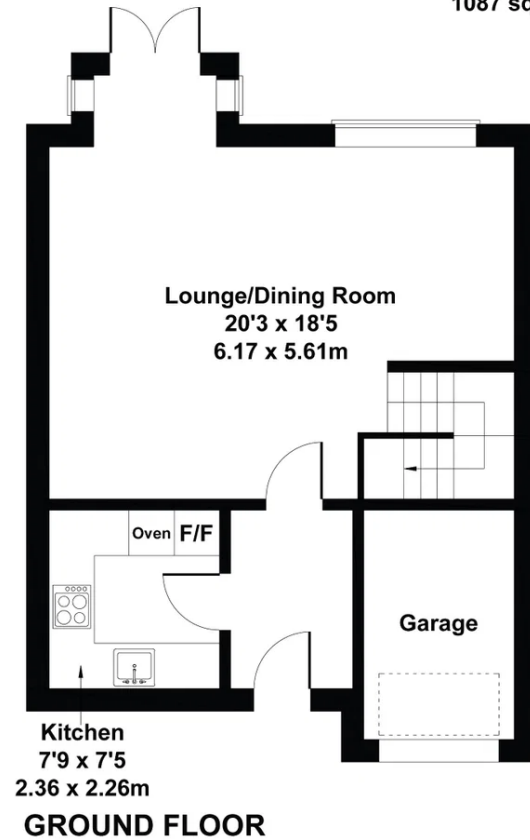
Beautifully finished, impeccably maintained and offering absolutely nothing for its new owners to do except unpack and enjoy, this outstanding home delivers the perfect balance of style, comfort and convenience. Homes of this quality rarely remain available for long, and an early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Extras: Floor coverings, blinds, light fittings, integrated oven, hob, hood, grill, dishwasher, fridge/freezer, electric fire and surround, garden shed, garden arch and the log cabin.



57 Martin Brae, Livingston

Approximate Gross Internal Area
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

