



6 Sundew Glade, Adabrae, Livingston EH54 9JF



A Chain Free 4 Bed Detached Family Home

This fantastic four-bedroom home in Sundew Glade is the perfect choice for a growing family. Situated in a highly sought-after location, this spacious property is move-in ready and chain free, offering an ideal balance of comfort and practicality. With ample room for both living and working, it is especially well-suited for families in need of flexible bedroom and office space. Sharon Campbell and REMAX Property are delighted to present this exceptional family home to the market.

Adambrae is a quiet residential area within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. There are a few local shops with The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bankton, Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.





Front Garden

The approach to the property benefits from a spacious double mono-blocked driveway providing ample off-street parking. To the side, a low-maintenance gravelled area with established shrubs and decorative planting adds kerb appeal.

Entrance Hallway

A bright and welcoming entrance features a charming door with ornate glass panels, allowing natural light to flow into the space. The fresh neutral décor begins with real wood flooring and neutrally finished walls. The area is illuminated by a ceiling-mounted light and offers a warm first impression on arrival. A radiator, a smoke detector and a power point completes the area.

Lounge

5.080m x 3.624m (16'08" x 11'10")

A bright and spacious room continues the modern décor with real wood flooring and neutrally finished walls. A feature fireplace houses a living flame gas fire (non-functional (capped)) with a marble hearth and backplate with a wooden surround. A large bay window at the front allows plenty of natural light to fill the room, and an open archway leads through to the dining area. A ceiling mounted light, a smoke detector, multiple power points and two radiators are all supplied.

Dining Room

3.439m x 2.447m (11'03" x 08'00")

This fabulous room features real wood flooring and soft green painted walls, creating a calm and inviting atmosphere. Double doors open directly onto the rear garden and allow natural light to flow through from outside being enhanced by a ceiling mounted light. A radiator and power points are provided. The open archway connects seamlessly to the lounge, enhancing the sense of space.

Kitchen

4.948m x 3.427m (16'02" x 11'02")

This delightful room offers a generous amount of wooden fronted units with co-ordinating work surfaces. The décor continues with a modern metro-tiled splashback, white painted walls and laminate flooring. A 4-ring gas hob, an electric oven, a cooker hood, a dishwasher and a freestanding American-style fridge freezer, will all be included in the sale. The room benefits from recessed downlights providing bright, even lighting, plus double doors offering direct access to the garden and allowing in natural light. A one and a half stainless steel sink with drainer sits beneath the rear facing windows to provide an open outlook. Additional storage is available in a large understairs cupboard. Two radiators and multiple power points are included.

Utility Room

2.662m x 1.589m (08'08" x 05'02")

A practical room fitted with wooden base units offering excellent additional storage. Decorated with white painted walls and laminate flooring with a complementary worksurface and tiled splashback. There is under counter space for a washing machine, that can be negotiated in the sale. A ceiling pendant light, a radiator, attic access and a rear door providing access to the exterior finish the room.

Living Level Toilet

1.641m x 0.824m (05'04" x 02'08")

A cosy room which features vinyl flooring and white painted walls. A window to the front of the property, provides natural daylight, being enhanced by a ceiling light. The suite includes a white pedestal sink and a white close coupled toilet. A wall mounted medicine cabinet and a radiator complete the room.

Fourth Bedroom

4.429m x 2.391m (14'06" x 07'10")

Located on the ground floor, this converted garage provides great, versatile space. The front facing windows allow plenty of natural light into the space, with a ceiling light providing additional illumination. A large built-in wardrobe has lots of hanging and shelving storage. The room has been decorated with white painted walls and laminate flooring. Power points, a radiator and an attic hatch are all supplied.

Stairs and Landing

A striped carpet leads to the upper landing and blends well with the neutral décor. There is a storage cupboard housing the hot water tank, with two built-in shelves, providing useful linen or household storage. A ceiling light, a smoke detector and an attic hatch are all provided.

Main Bedroom

3.682m x 2.555m (12'00" x 08'04")

A fantastic room which features carpeted flooring and neutrally painted walls. There is extensive fitted storage with overhead and surround wardrobes built around the bed area, providing excellent space optimisation. Additional features include recessed ceiling downlights, power points, a television aerial socket and a radiator. A double window overlooks the rear of the property allows plenty of natural light into the room.

En-Suite Shower Room

1.383m x 1.356m (04'06" x 04'05")

Creating a refreshing space to start your day, the décor comprises yellow painted walls, tiled splashbacks and vinyl flooring. The suite comprises of a vanity sink, mounted in a unit with a storage beneath, along with a close coupled toilet and a walk-in shower featuring a wall mounted shower. A chrome ladder towel radiator sits close to a glazed window to the side of the property, which provides natural daylight and ventilation. Additional fittings include an extractor fan and a ceiling light.

Second Bedroom

2.789m x 2.773m (09'01" x 09'01")

This double room features a blue patterned carpet and white painted walls. A built-in wardrobe with two mirrored sliding doors provides useful storage. The windows overlooking the front, allow plenty of natural light into the room. A ceiling pendant light, power points, a television aerial socket and a radiator are provided.

Third Bedroom

2.559m x 2.087m (08'04" x 06'10")

A superb room with carpeted flooring and white painted walls, offers a neutral backdrop suitable for a variety of uses. There is a ceiling light, multiple power points and a radiator. A double window overlooks the rear of the property bringing natural light into the space.

Family Bathroom

2.345m x 1.895m (07'08" x 06'02")

A well-proportioned room featuring a three-piece suite consisting of a bath with wall-mounted electric shower, a sink set within a vanity unit providing useful storage and a toilet. The sink and bath areas are finished with white tiled surrounds, complemented by white painted walls. Additional features include grey tile flooring, recessed ceiling downlights, a radiator, and a frosted glazed window to the front, allowing natural light in, whilst maintaining privacy.

Rear Garden

A private garden offers a generous paved patio directly outside the back door, ideal for outdoor seating or entertaining. Beyond the patio lies a lawned area bordered by established planting, providing colour and interest throughout the year. The space is fully enclosed by wooden fencing for privacy and security, with a paved path leading around the side of the property for convenient access.

Additional Items

Tenure: Freehold. **Council Tax Band:** E. **Factor Fee:** N/A.

All fitted floor coverings, the kitchen items mentioned are all included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

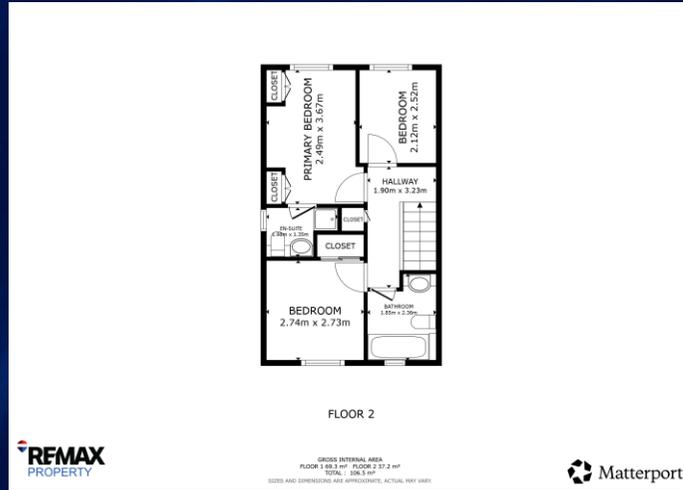
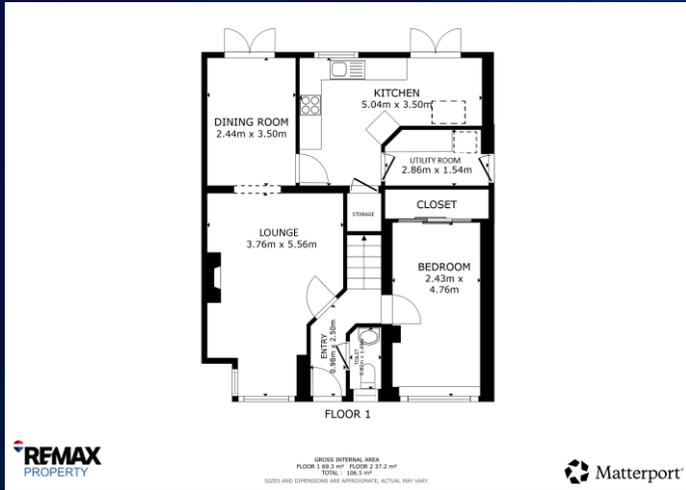
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