



DESCRIPTION

Welcome to 6 Cypress Glade

This family home is well presented and impressively versatile. This 4/5 bedroom detached home is set on a generous plot within the highly desirable Adambrae development. This superb property offers a fantastic blend of spacious living areas, modern upgrades, and flexible room configurations to suit a variety of lifestyles. The property has convenient access to a wide range of local amenities, it provides an exceptional setting for families, professionals, and commuters alike. Perfectly positioned within walking distance of Livingston Centre and the Designer Outlet, this move-in-ready home delivers both comfort and convenience in equal measure.

Key Features

- 4 double bedrooms plus versatile 5th bedroom/home office
- Spacious lounge with garden views
- Modern kitchen with dining space and patio doors
- Upgraded utility room, WC, family bathroom and ensuite
- Double driveway and double garage with internal access
- Fully enclosed private rear garden with lawn, patio and decking
- Gas central heating & double glazing
- Excellent storage throughout
- Walking distance to Livingston Centre and Designer Outlet

Viewings by appointment with Gibson Estate Agents



Location

Adambrae is a sought-after residential area located on the southern edge of Livingston, West Lothian. Known for its quiet surroundings, green spaces, and family-friendly atmosphere, it strikes a great balance between suburban tranquility and convenient access to modern amenities. Adambrae is popular with families, professionals, and retirees alike, offering a peaceful setting without being too far from the action. The area is well-maintained, with leafy streets, walking paths, and parks that are ideal for dog walking, jogging, or weekend strolls. The nearby Adambrae Burn and surrounding woodlands provide a semi-rural feel, making it a great place for nature lovers. Living in Adambrae means you're well connected. Livingston South Railway Station is just a few minutes' drive away, offering regular services to both Edinburgh and Glasgow for commuters. The A71 and M8 motorway are also close by, providing easy road access to the wider Central Belt. While Adambrae itself is a quiet residential pocket, it's only a short distance from Livingston's town centre, which hosts The Centre (a major shopping complex), supermarkets, gyms, restaurants, and healthcare facilities. Schools in the area have good reputations including James Young and St Margaret's secondary schools, St Ninians and Bankton Primary Schools, and St. John's Hospital is less than 10 minutes away by car. Families with children will find access to quality education nearby, with several primary and secondary schools within easy reach. There are also nursery and childcare options close by.

