



1 Brotherton Glade, Livingston

Offers Over **£400,000**



1 Brotherton Glade

Livingston

Situated within the highly sought after Brotherton Glade estate in Bells Quarry, this exceptional five bedroom family home occupies without question one of the most desirable plots within the entire development.

Positioned proudly on a substantial corner plot, this outstanding modern residence enjoys a level of privacy rarely found in contemporary estates. Boasting a separate corner positioned double garage and completely private surrounding outlooks, this is notably one of the only homes within the development that faces open greenery, creating a peaceful and secluded setting that feels worlds away from typical modern estate living. The rear garden and overall positioning offer an extraordinary sense of privacy from every angle, making this a truly rare opportunity for families seeking both space and exclusivity.

Upon entering, you are welcomed into a spacious and beautifully neutral entrance hallway, immediately setting the tone for the immaculate accommodation throughout. The generous proportions allow the space to be styled with freestanding furniture if desired, further enhancing the luxurious feeling of openness. Completely walk in ready, the property also provides the perfect blank canvas for a new owner to effortlessly add their own personal style and vision.

The principal living room is a superbly proportioned family space, flooded with natural light through the large front facing window. Designed with flexibility in mind, this room can comfortably accommodate multiple sofas, oversized furnishings or large L shaped seating arrangements, while still retaining an exceptional sense of space. Whether styled as a cosy family retreat, an elegant entertaining space or a contemporary lounge, the versatility here is outstanding, offering endless opportunities for personal enhancement and layout design.



Just off the main living accommodation is a stunning additional reception room, currently utilised as a lounge and dining space, further showcasing the home's incredible flexibility. Featuring beautiful patio doors framing uninterrupted views across the private rear garden, this room enjoys a wonderfully tranquil atmosphere with complete privacy beyond. Currently presented as a blank and neutral space, the possibilities here are extensive, perfectly suited for formal dining, a second sitting room, home office, playroom, cinema room or even an additional ground floor double bedroom if required. The natural light combined with the garden outlook creates an incredibly calming and adaptable environment ideal for modern family living. A separate formal dining room further elevates the ground floor accommodation. Positioned to the front of the property, this elegant room comfortably accommodates large dining furniture for eight guests or more, making it the perfect setting for family gatherings, celebrations and entertaining. Again finished in neutral tones, the room offers effortless versatility for purchasers to introduce their own style while enjoying the superb proportions already on offer.

The show stopping kitchen truly forms the heart of this exceptional home. Beautifully designed with extensive worktop space, a substantial central island and an abundance of storage throughout, this is a kitchen created equally for everyday family life and larger scale entertaining. Finished in timeless neutral tones, the space feels bright, luxurious and incredibly functional, complemented further by high quality integrated appliances and a separate utility room enhancing practicality even further. Every element has been thoughtfully designed to maximise both style and usability, creating a premium family hub that immediately impresses.



Upstairs, the property continues to exceed expectations with five impressively sized bedrooms, all beautifully presented in neutral décor and many benefiting from fitted wardrobes. Rarely do homes combine such substantial bedroom proportions with such a uniquely private plot, making this an especially attractive long term family purchase. Each room offers the perfect foundation for immediate occupation while still allowing future owners the freedom to personalise and style each space to their own taste.



The principal bedroom is particularly impressive, offering expansive proportions capable of comfortably accommodating a large double bed alongside additional freestanding furniture, dressing areas or further bespoke storage if desired. The neutral presentation throughout creates an effortlessly calming atmosphere, ideal for creating a luxurious retreat within the home.

Multiple en suite facilities further enhance the practicality and desirability of the accommodation, while the family bathroom is equally well appointed, featuring a large bath suite and stylish three piece layout designed perfectly for busy family life, relaxation and comfort. The en suites themselves are generously sized and include walk in shower facilities, creating a luxurious and functional finish throughout the first floor.

What makes this home truly special is not only its neutral canvas and impressive scale, but the extraordinary scope it offers. Every room has been carefully maintained and beautifully presented, yet the neutral styling throughout allows purchasers to immediately move in while effortlessly adding their own identity over time. Combined with one of the most private and desirable plots within the Brotherton Glade estate, this is a home that delivers luxury living, flexibility and exciting future potential in equal measure.

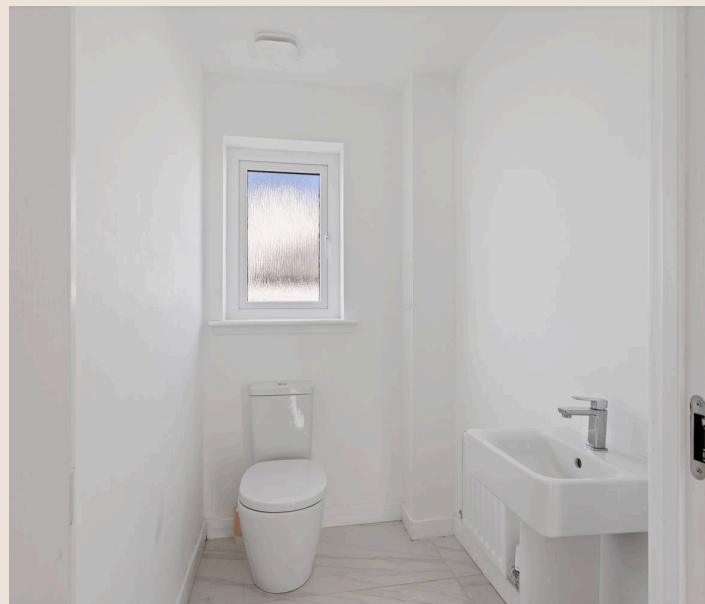
Located within the ever popular Bells Quarry area, the Brotherton Glade estate has become renowned for its attractive modern homes, family friendly surroundings and highly desirable residential setting. This outstanding property perfectly captures everything buyers seek from contemporary family living, substantial space, immaculate presentation, exceptional privacy and limitless potential to create a forever home tailored entirely to their own style.

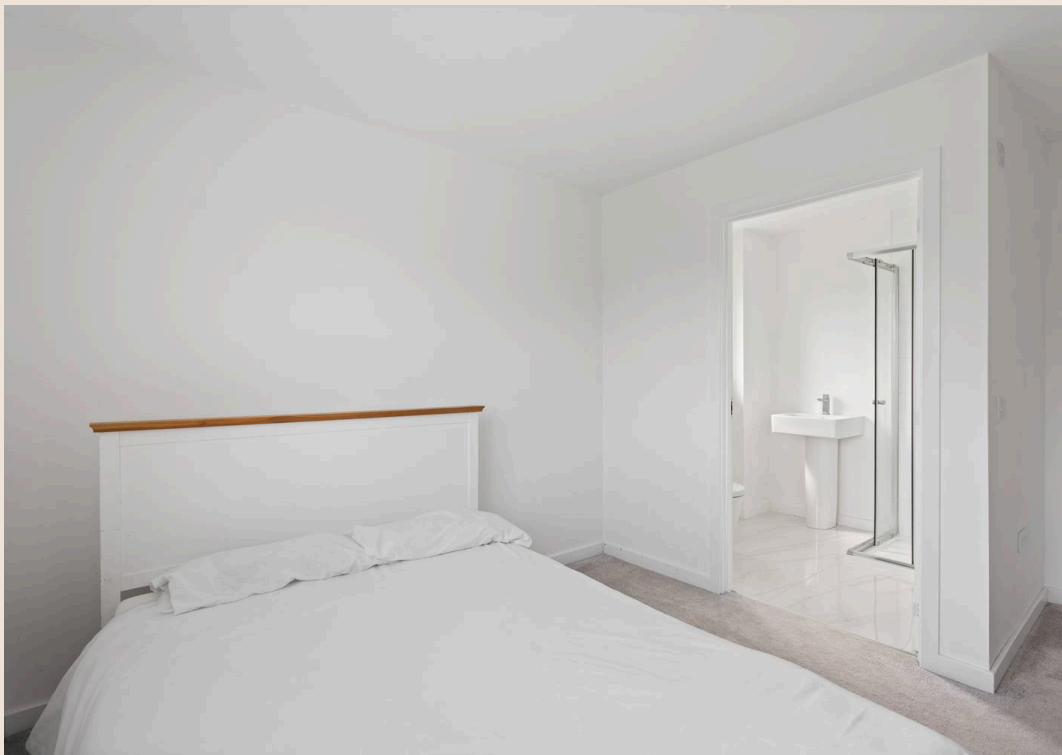
Home Report Value- £440,000

EPC - A

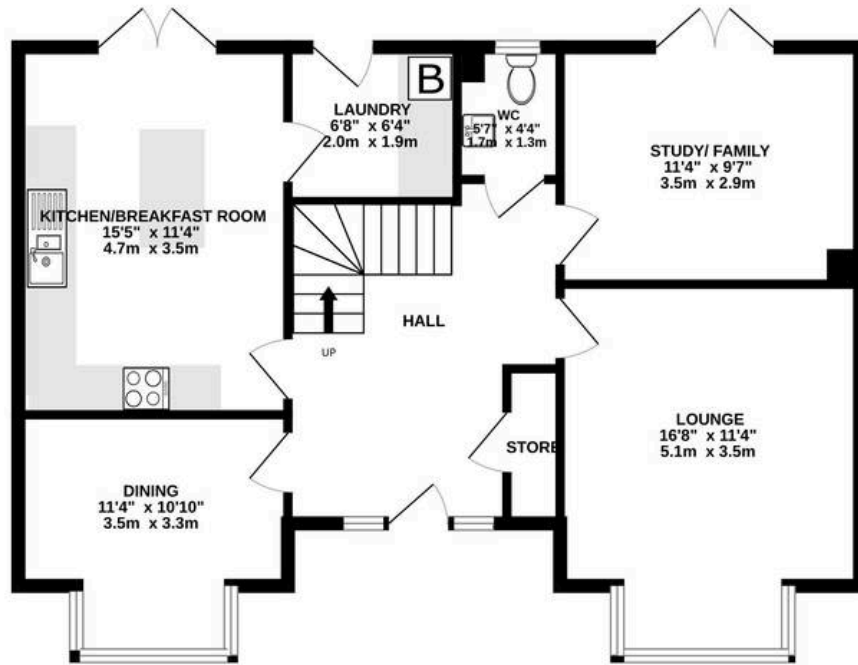
Council Tax Band - G

Square Ft- 1615/ 150m2

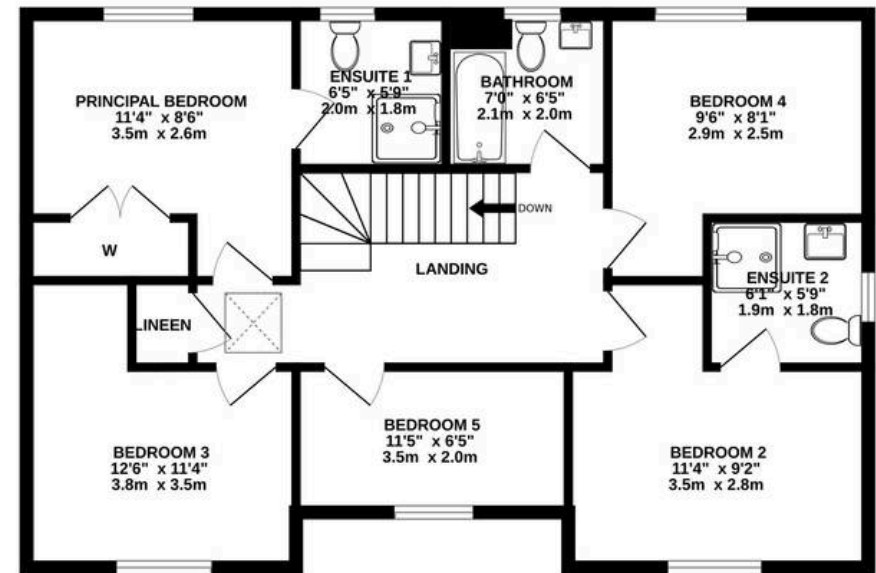




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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