



15 Falcon Brae, EH54 6UW

Livingston -







Pretty red brick, a generous corner plot and a driveway that welcomes you home - 15 Falcon Brae is a lovely end-terraced family home with plenty to offer. Set within a generous corner position, the property immediately makes a great first impression. A pathway leads through the front garden, which is laid to lawn, to the front door and into a welcoming hallway. From here, there is access to the lounge and downstairs shower room, with a carpeted staircase leading to the upper landing.

The front-facing lounge is a wonderfully bright space, flooded with natural light and finished in fresh, neutral tones, with a feature wall adding a lovely pop of colour. Laminate flooring continues through into the impressive open-plan kitchen and dining space, creating a fantastic area for everyday family life and entertaining. There is plenty of room to relax and dine, while patio doors open directly onto the decked area and rear garden — a lovely connection between the inside and out.

The kitchen itself is generous and well planned, with a wide range of wall and base units, two windows overlooking the garden and a peninsula creating a natural divide between the kitchen and dining area. It also doubles up as a useful breakfast bar — the perfect spot for a quick coffee, homework or a chat while dinner is being prepared. Integrated appliances include the oven, oven/grill, hob and dishwasher, with space for a free-standing fridge freezer, washing machine and tumble dryer.

A downstairs shower room adds excellent practicality for family living, with a white WC and wash hand basin alongside a corner shower, finished with tiled walls.

Upstairs, there are three genuinely sizeable double bedrooms, all carpeted for a cosy feel and with excellent built-in storage. The principal bedroom sits to the front and offers plenty of space for a good range of furniture, as well as built-in wardrobes with sliding doors. Bedrooms two and three are positioned to the rear, both beautifully styled and overlooking the garden, creating calm and comfortable spaces for family members, guests or even a home office.

And then there is the family bathroom — quite possibly the room that will make you stop and look twice. Beautifully finished and full of style, it has a real wow factor, with stunning herringbone-effect metro tiles creating a feature backdrop, complemented by navy blue vanity storage and a striking LED mirror. Recessed niches provide a practical yet stylish touch, while the rainfall shower, heated towel rail and tiled floor complete what is a seriously impressive bathroom. Modern, luxurious and beautifully put together, it feels like a little escape within the home.

There is also access to a partially floored loft space via a hatch, providing useful additional storage and a generous store cupboard for all your essentials to be neatly stored away (also houses the boiler)

Outside is where this home really comes into its own. Sitting on a generous corner plot, the gardens offer an excellent amount of outdoor space and a lovely degree of privacy. The front garden is laid to lawn, while the rear garden has been paved for ease of maintenance, with a decked area immediately outside the lounge providing the perfect place for outdoor seating and alfresco dining. There is also a paved patio, ideal for catching the sunshine, while the enclosed garden creates a private space to enjoy throughout the warmer months. The side garden also benefits from a fabulous garden store, providing plenty of useful additional storage, while new fencing was added in 2023.

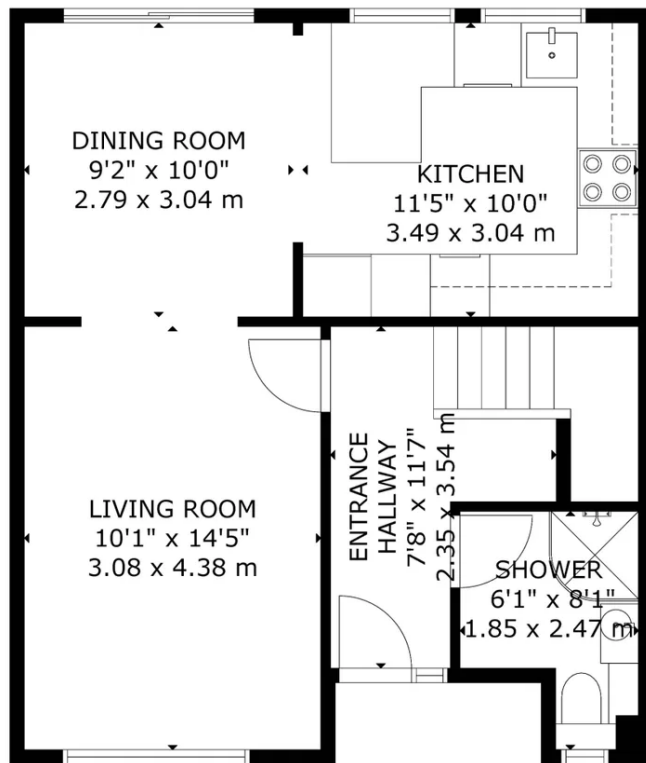
The property further benefits from gas central heating, with the boiler upgraded in May 2021, double glazing and a roof that was cleaned in 2025.

There is so much to like about 15 Falcon Brae. The generous room sizes, three double bedrooms and two bathrooms make it a fantastic family home, while the private driveway is a particularly welcome bonus. Add in the generous corner plot, the beautifully styled interiors and a garden that gives you space, privacy and somewhere to enjoy those long summer evenings, and you have a home that is both practical and full of personality.

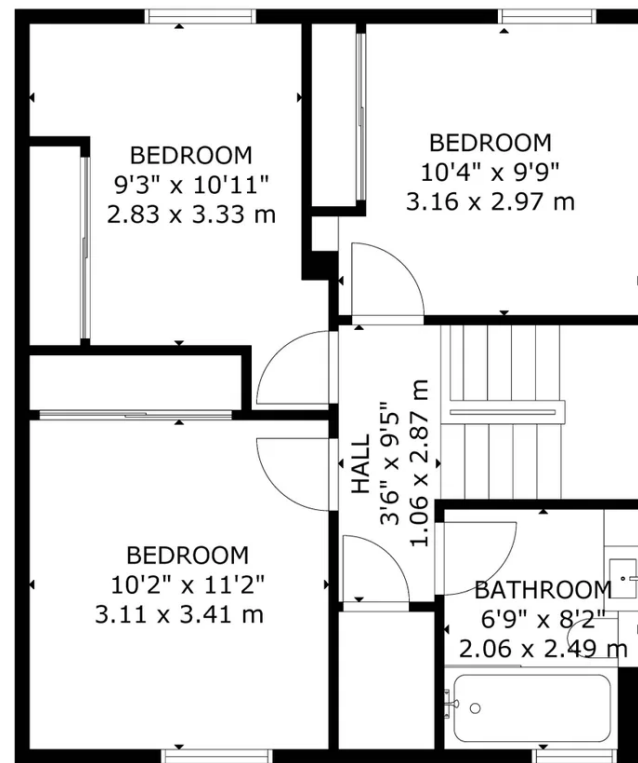
A home that works for busy family mornings, relaxed evenings, weekend breakfasts around the peninsula and sunny afternoons spent outside.

Extras: Floor coverings, blinds, integrated ovens, hob, dishwasher, curtains and poles.



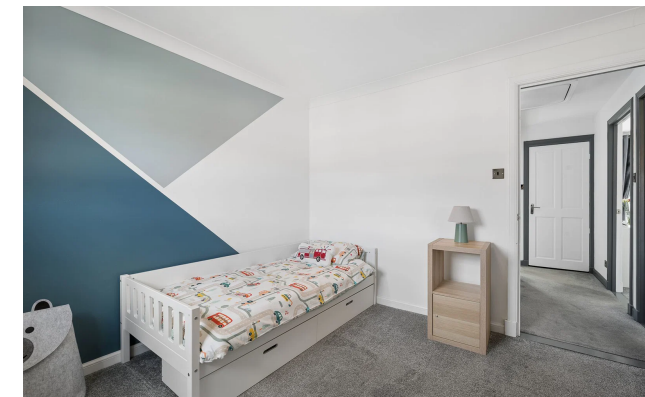


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 94 m²/1010 sq.ft
 FLOOR 1: 46 m²/495 sq.ft, FLOOR 2: 48 m²/515 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

