

COULTERS®

22 SUNDEW GLADE

LIVINGSTON, WEST LoTHIAN, EH54 9JF

 4 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Situated in a peaceful, residential cul de sac, this four-bedroom detached family home offers well-proportioned accommodation arranged over two floors, together with generous private gardens, a large driveway and integral garage. The property has been well maintained and offers excellent flexibility for modern family life.

A welcoming entrance leads into the central hall, with useful built-in storage beneath the stairs.



KEY FEATURES



Well-located detached family home.



Four bedrooms plus a study.



Beautifully kept private gardens.



Garage, driveway and EV charger.



Well-suited to Glasgow & Edinburgh commuters.



The Centre and Livingston Designer Outlet close by.



EPC Rating - C



Council Tax Band - F



The impressive sitting room is positioned to the front of the house and features a large window and attractive fireplace, creating a comfortable and inviting principal reception space. To the rear, the separate dining room enjoys a pleasant outlook over the garden and direct access outside.

The kitchen is fitted with a good range of wall and floor-mounted units, generous worktop space, breakfast bar and a selection of quality integrated appliances, including a wine fridge. A separate utility room provides additional practical space and a WC completes the ground-floor accommodation.



MORE INFORMATION

On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite bathroom. A second bedroom also benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

The spacious central landing provides access to a useful study, ideal for home working or as a quiet reading area. There is also access to the loft, which is fully floored and provides excellent additional storage.

The property benefits from attractive private gardens to both the front and rear. The large rear garden is particularly appealing, with a generous lawn, established planting, raised beds and two separate patio areas providing plenty of space for outdoor dining and entertaining. A large garden shed with battery lighting offers a handy space for garden equipment and furnitures and would also make an ideal workshop or hobby space. To the front, there is a private garden and a broad driveway that provides off-street parking for two cars, while an EV charging point and integral garage add further convenience. External lighting is fitted around the house and garden for practicality and added security.

The property is fitted with gas central heating and double-glazed windows, with the boiler, which is still under warranty, having been replaced in April 2026.





THE LOCAL AREA

Sundew Glade forms part of Adambrae, a popular residential area to the south-west of Livingston, well placed for access to the town's extensive range of amenities. The Centre and Livingston Designer Outlet provide a wide choice of shops, supermarkets, restaurants, cafés and leisure facilities, while a good selection of local recreational and sporting facilities can also be found nearby.

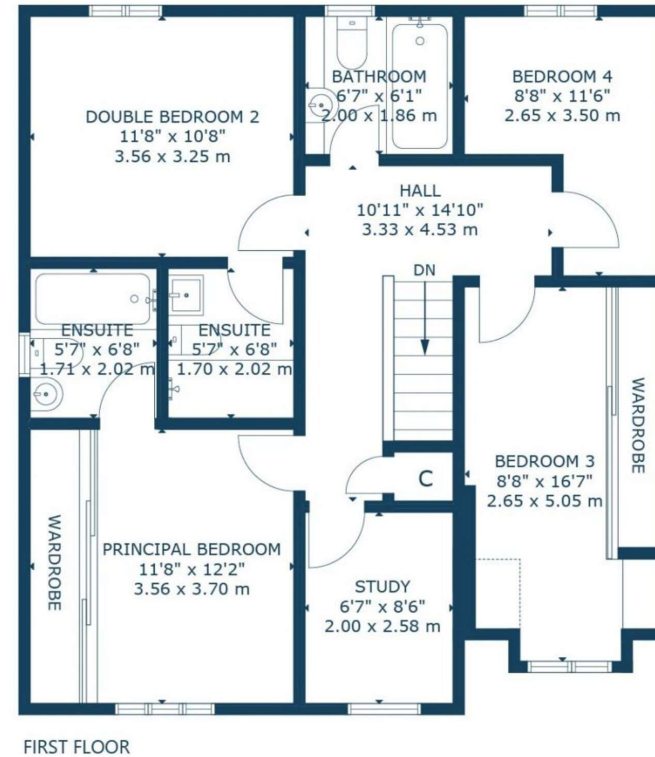
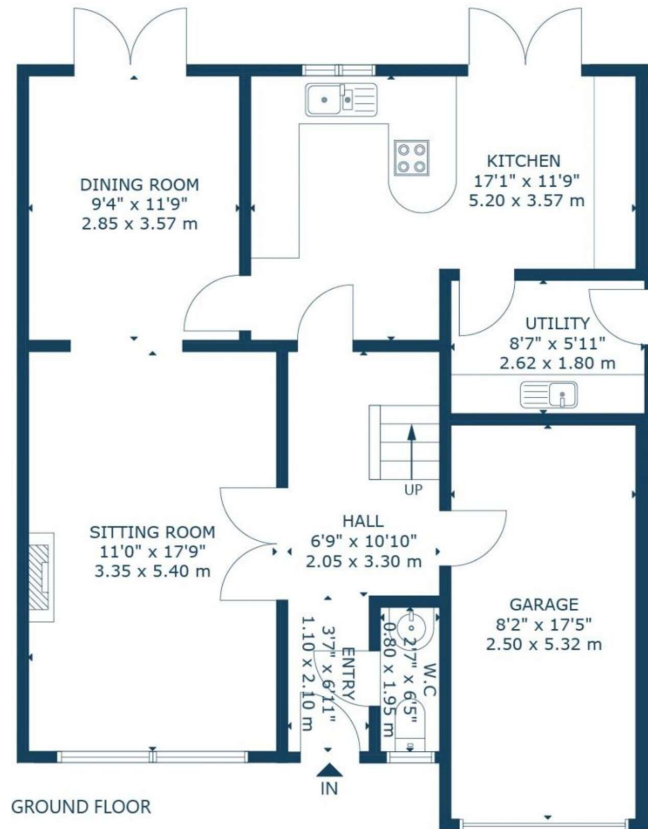
The setting is particularly well suited to those who enjoy an active outdoor lifestyle, with leafy streets, local paths and green spaces close at hand. Sycamore Glade Park is nearby, while the extensive paths through Wilderness Wood provide an attractive setting for walks and dog walking, with routes linking into Livingston's wider network of Greenways. The area is extremely well connected for commuters, with convenient access to the A71 and M8 motorway network, together with Livingston South and Livingston North railway stations providing regular services towards Edinburgh and Glasgow. Sundew Glade is within the catchment area for Bankton Primary School and The James Young High School, with a number of other schools available locally.

EXTRAS

All curtains, blinds, light fittings and integrated kitchen appliances are included in the sale price.







22 SUNDEW GLADE, LIVINGSTON, EH54 9JF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,507 SQ FT / 140 SQ M
GARAGE 140 SQ FT / 13 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.