

The perfect family home

Quietly positioned in this highly desirable area

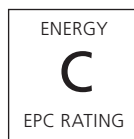
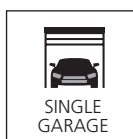
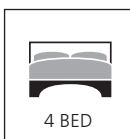


53 Martin Brae

Livingston, West Lothian, EH54 6UT



Scan Here!



53 Martin Brae



The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA Wall Mart, Sainsbury's, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet.

Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is served by two mainline stations, the nearest being within easy walking distance. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



This is a fantastic opportunity to be the proud new owners of this family home that is located in a very popular residential area of Livingston. The property has its own front and rear private gardens.

The reception hallway is welcoming and gives access to all ground floor accommodation.

The front facing lounge with large window comes complete with impressive fireplace and gas fire. To the rear off the lounge there is a separate dining area. The dining area allows you to access the kitchen which has a range of wall and floor mounted units. The kitchen comes complete with double oven, gas hob, integrated dishwasher and free standing washing machine. There is also a very handy WC located just off the kitchen. The rear garden can be

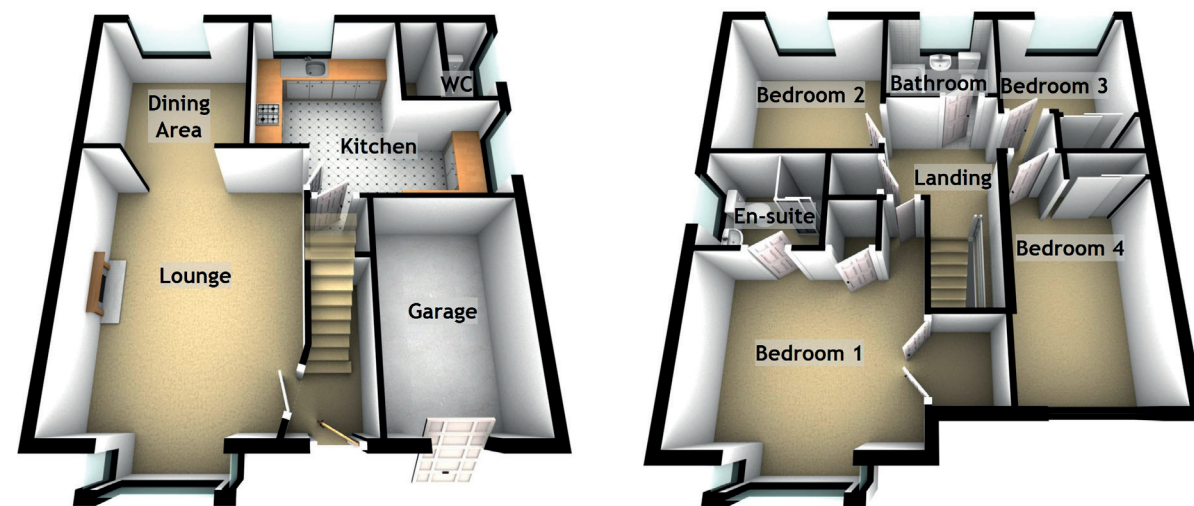
explored using the rear door. Journey upstairs and you will discover four bedrooms, three benefiting from built in wardrobes, with the master bedroom hosting an en-suite shower room. One of the bedrooms is utilised by the current owners as a study. The family bathroom is also located on this level which is enhanced by vanity storage.

Internally the property benefits from double glazing throughout, gas central heating, alarm system and ample storage. Additional storage can be found within the attic area.

Externally there are well maintained gardens with the rear offering a safe environment for the younger family member or the family pet. There is a monoblock driveway leading to the single garage.



Bedrooms and Bathrooms



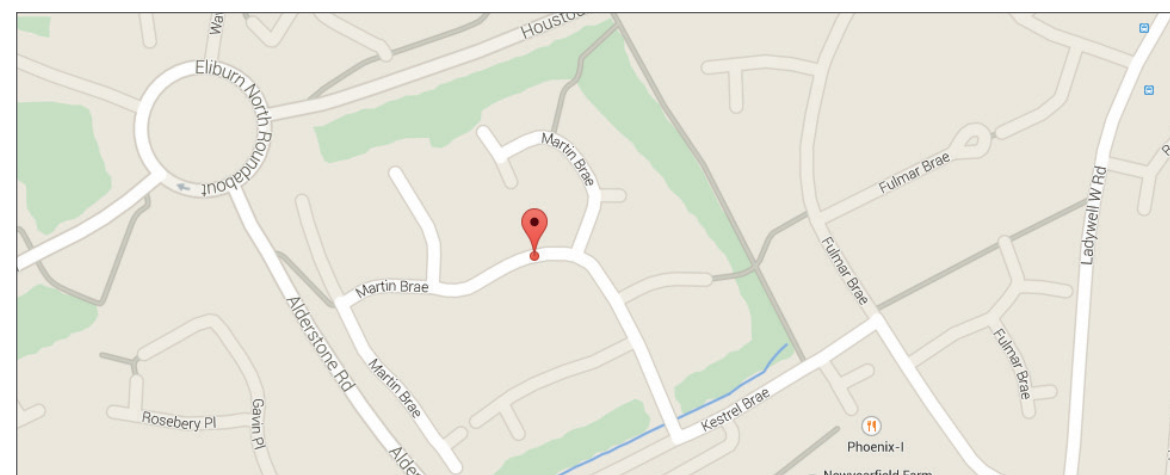
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.82m (12'6")
Dining Area	2.78m (9'1") x 2.67m (8'9")
Kitchen	4.35m (14'3") x 3.62m (11'11")
Bedroom 1	3.65m (12') x 2.93m (9'7")
En-suite	1.97m (6'6") x 1.67m (5'6")
Bedroom 2	2.87m (9'5") x 2.81m (9'3")
Bedroom 3	2.91m (9'7") x 2.37m (7'9")
Bedroom 4	4.12m (13'6") x 2.44m (8')
Bathroom	1.98m (6'6") x 1.67m (5'6")
WC	1.77m (5'10") x 0.81m (2'8")

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window blinds, integrated kitchen appliances, garden hut and free standing washing machine.

Please note: the current owner will be removing certain plants, shrubbery from the garden.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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