NEILSONS

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Offers Over

£290,000

73 Martin Brae

Livingston | West Lothian | EH54 6UT

Set within an established residential development in Livingston, this four bedroom detached villa offers a versatile family home. Front and rear gardens and a driveway add to its appeal, while the location offers access to the town's extensive shopping and leisure amenities, including The Centre and Livingston Designer Outlet. Local parks and riverside walks provide opportunities to enjoy the outdoors, with road and rail connections to Edinburgh and Glasgow making Livingston a practical choice for commuters.

- 4 bedrooms plus study
- 2 public rooms
- 2 bathrooms plus WC
- Front and rear gardens
- Driveway
- EPC rating – C
- Council tax band - E



Description

You enter the property and to your right is a bright and airy lounge with a box bay window. Glazed doors lead through to the dining kitchen, which is fitted with a range of wall and base units with co-ordinated worktops, with a further door opening into the conservatory. A study with fitted wardrobes offers an ideal space for working from home, while a convenient WC completes the ground floor.



Upstairs, the principal bedroom has built in wardrobes and an en-suite shower room. There are three further bedrooms, all with built in wardrobes, and a contemporary shower room with a walk in cubicle, white suite and heated towel rail. Additional benefits include a partially floored attic accessed via a Ramsay ladder, gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine and summerhouse.



Gardens and parking

A neat front garden provides an attractive approach to the property. To the rear, the fully enclosed, tree lined garden features low maintenance artificial grass, a patio and decking, offering space for relaxing, outdoor dining and entertaining in the warmer months, with room for children and pets to play. A driveway provides off street parking, with further parking available on the street.



Factoring

The communal grounds around the development are maintained by Charles White at a cost of approximately £23 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





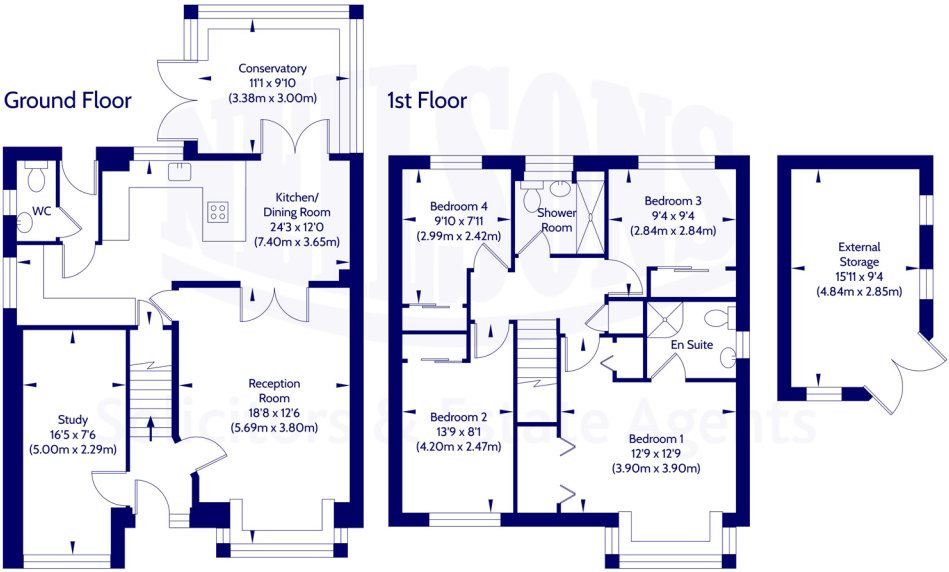
Location

Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.





Approx. Gross Internal Floor Area 130 Sq M / 1397 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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