

44 Martin Brae

LIVINGSTON, WEST LoTHIAN, EH54 6UT



*4 BED DETACHED HOME WITH
DRIVEWAY AND GARAGE*



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McEwan Fraser Legal is delighted to present 44 Martin Brae to the market. Tucked within a peaceful cul-de-sac setting, this beautifully presented detached home instantly charms with its attractive brick facade, crisp white windows, and inviting entranceway framed by a stylish canopy. A mono-block driveway offers ample off-street parking and leads to a single garage with roller door, while a neat picket gate hints at the well-kept garden tucked away to the rear.

Stepping inside, the entrance hall sets a welcoming tone, finished in soft neutral tones with warm wood-effect flooring that flows seamlessly throughout much of the ground floor. The hallway offers an immediate sense of order and calm, guiding you through to the heart of the home.

To the front of the property, the kitchen offers a fantastic blend of contemporary styling and everyday function. Cream shaker-style cabinetry, brushed brass hardware, and sleek metro tile splash-backs combine to create a bright, cheerful workspace, with a large window drawing in natural light. A double-width range cooker adds a touch of luxury, while a tucked-away utility area provides space for laundry appliances and additional storage.



Beyond the kitchen, the living room spans the rear of the home — a generous and relaxing space centred around a feature wood-burning stove. French doors open out to the rear decking, inviting a natural flow between indoors and out, perfect for family life or entertaining. From here, you continue through to the separate dining room, finished in soft tones with further French doors leading to the garden — a beautifully sociable spot ideal for hosting or relaxed everyday meals. Completing the ground floor is a crisp and convenient WC, neatly tucked beneath the staircase.





Moving upstairs, the home continues to deliver on space and comfort. A soft grey carpet lines the staircase and upper hallway, creating a peaceful transition to the sleeping quarters above.

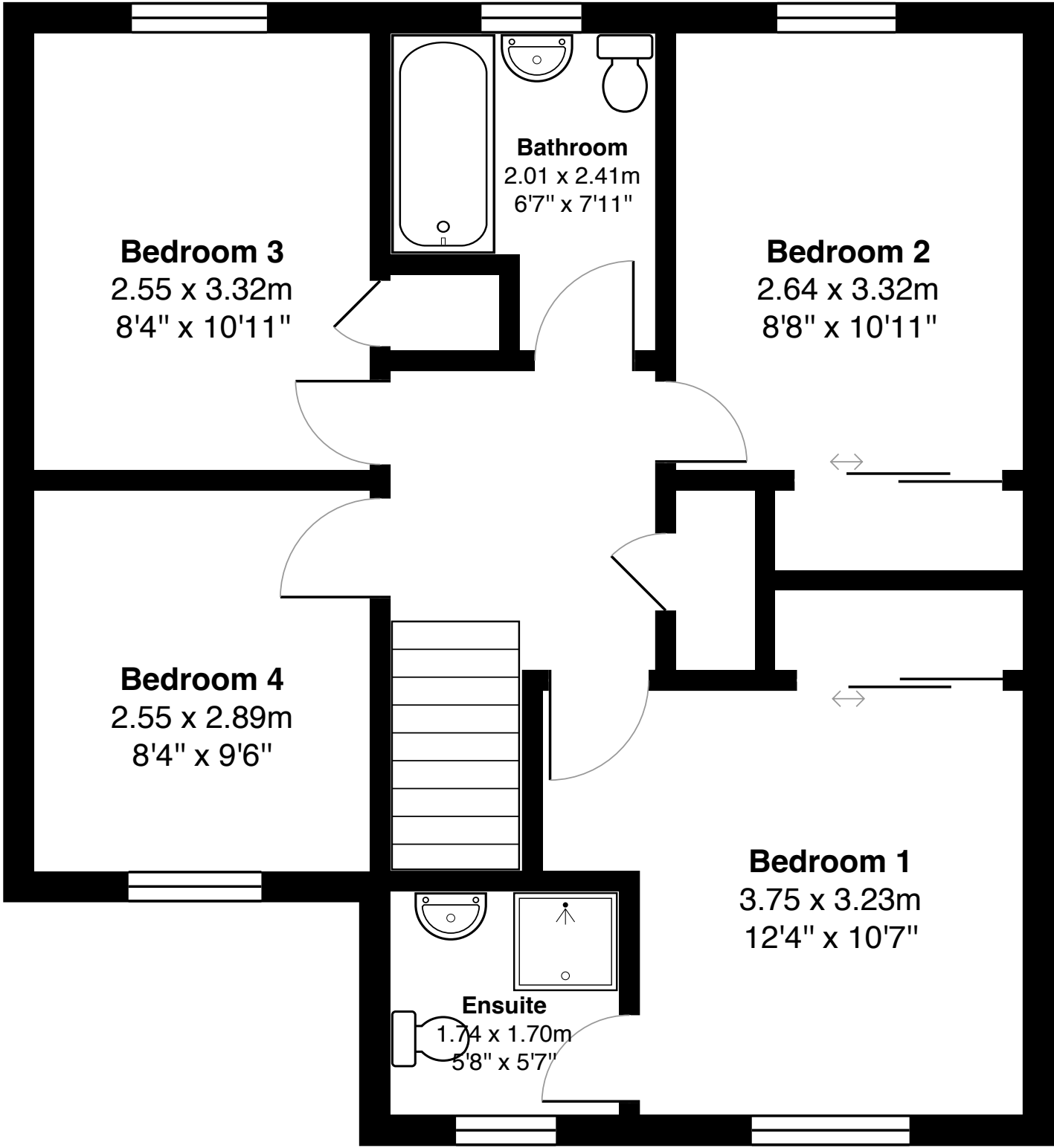
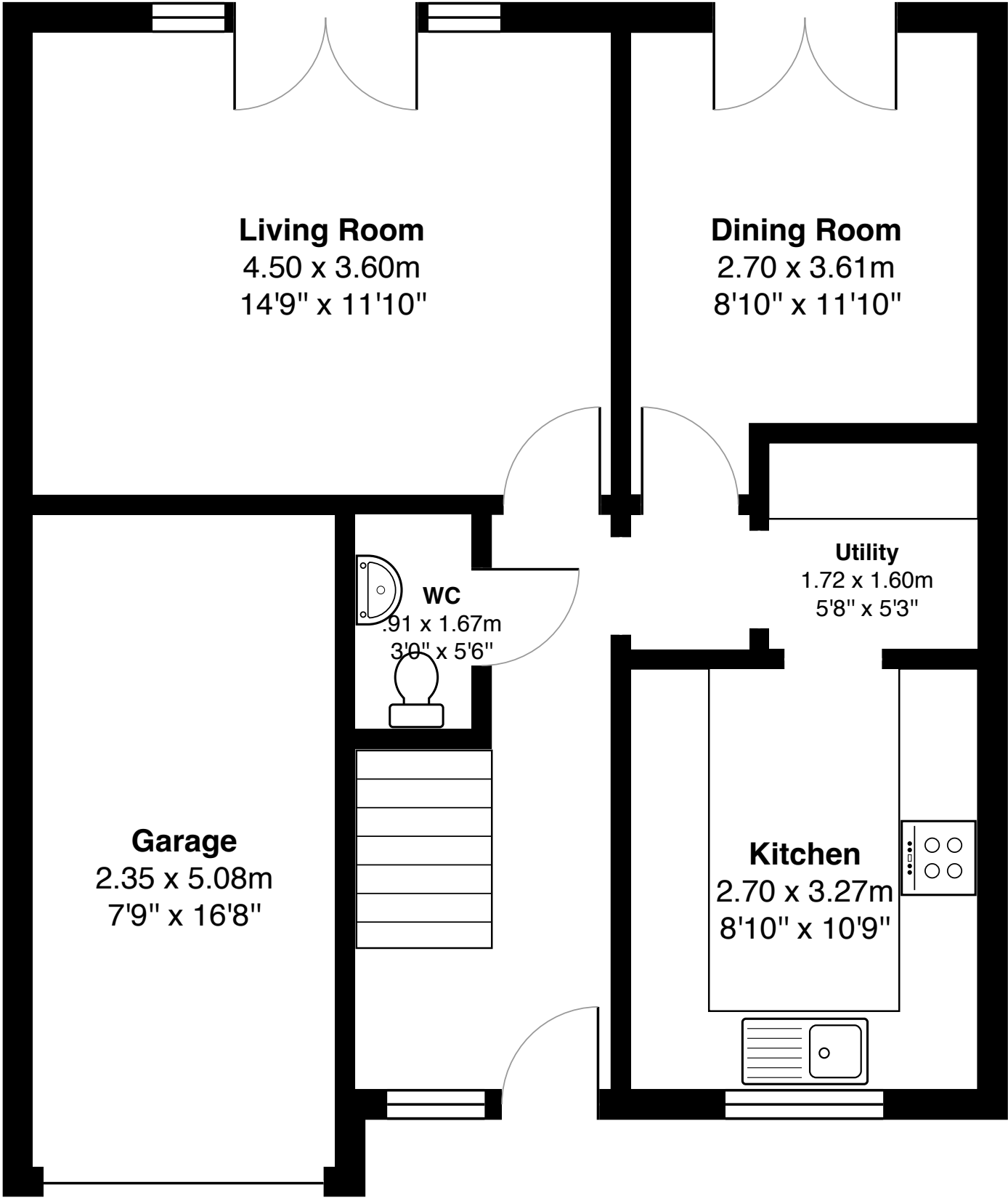
At the front of the home sits the principal bedroom — a generous retreat featuring large mirrored wardrobes and a calm, coastal-inspired palette. This room is further enhanced by its own private en-suite, fitted with a crisp white suite and enclosed shower for added convenience. To the rear sits the second bedroom — a bright and airy double with sleek fitted wardrobes and a warm, welcoming feel. Across the hall, bedroom three also enjoys built-in storage and is currently arranged to suit a flexible layout, ideal for children or guests. The fourth bedroom, positioned to the front, is a spacious single with room for free-standing furniture and a desk, offering excellent potential as a home office or nursery.







Serving the remaining bedrooms is a stylish family bathroom, beautifully finished with marble-effect tiling and a crisp white suite comprising a full-sized bath with overhead electric shower, pedestal sink and WC. A frosted window allows natural light to fill the space while maintaining privacy, and the overall feel is one of calm, modern simplicity.



Gross internal floor area (m²): 113m²
EPC Rating: C



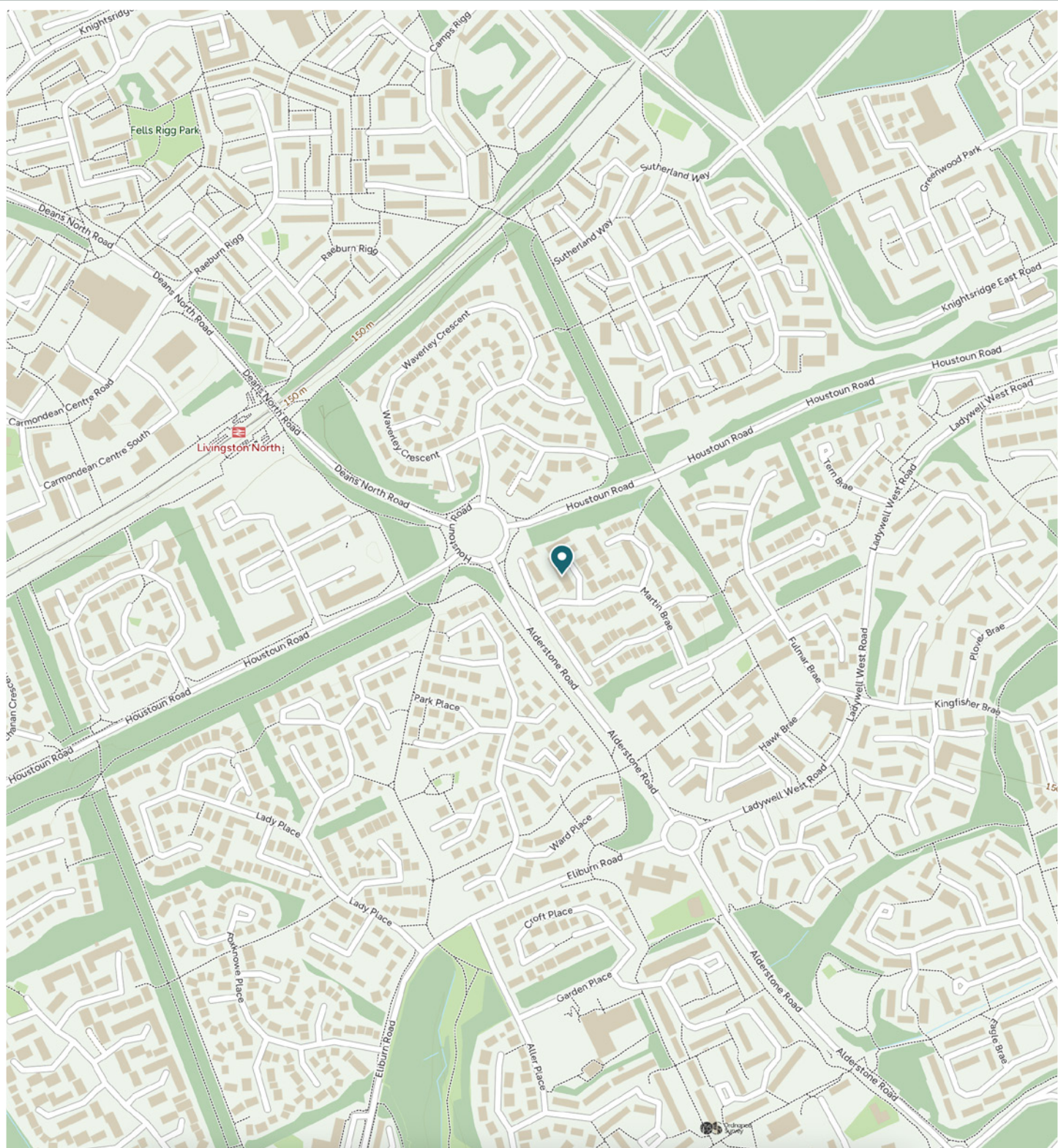
Outside, the rear garden has been thoughtfully landscaped to offer a wonderful balance of greenery and usable space. A spacious timber deck runs along the back of the home, providing the perfect spot for summer dining, morning coffees or weekend barbecues. Beyond, a neat stretch of lawn sits framed by mature beds bursting with colour, while a charming greenhouse and gravel paths offer added charm and practicality for keen gardeners. Fully enclosed by fencing and screening, it's a safe and private haven for both children and pets.

Offered to the market in true walk-in condition, this exceptional family home effortlessly combines style, practicality and warmth — a must-see for anyone seeking quality and space in a well-established residential setting.



Set within a quiet residential cul-de-sac, 44 Martin Brae enjoys an enviable position within Livingston, offering both peace and practicality. The property is ideally situated just a short distance from Livingston North train station, providing regular direct services to Edinburgh and Glasgow—perfect for daily commuters seeking quick and reliable travel into the city.

For families, the area is exceptionally well served by education options. The home is within easy reach of Peel Primary School and St John Ogilvie Primary School, both well-regarded for their strong sense of community and supportive learning environments. For older children, the property falls within the catchment areas for St Margaret's Academy, one of the highest-rated secondary schools in West Lothian, and Inveralmond Community High School, providing excellent educational choice and support for a wide range of learners. Local nurseries are also nearby, making it a convenient setting for families with children of all ages. Livingston itself offers an outstanding range of amenities including The Centre shopping mall, supermarkets, cafés, restaurants and medical services, all within easy reach. There are also plenty of green spaces, woodland walks and cycle routes nearby, providing a welcome connection to nature just minutes from the doorstep.



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