

10 Sundew Glade

ADAMBRAE, LIVINGSTON, WEST LOTHIAN, EH54 9JF



This attractive four-bedroom detached house in Adambrae enjoys an enviable position at the end of a quiet residential cul-de-sac with an open aspect



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McEwan Fraser is delighted to present this attractive four-bedroom detached house in Adambrae. The property enjoys an enviable position at the end of a quiet residential cul-de-sac with an open aspect. Internally the property is presented in excellent condition and accommodation includes two public rooms, a kitchen breakfast room, a utility room, a cloakroom, a master bedroom with en-suite, three further bedrooms, a family bathroom, and an integral garage.

THE LIVING ROOM



Internal accommodation is focused on a bright and neutrally finished living room which has ample space for a large suite and supporting furniture. The living room has been opened into the dining room which boasts a similar finish and has plenty of space for a large dining table. The tremendous floor space available gives plenty of flexibility for different furniture arrangements allowing a new owner to design their ideal entertaining space.

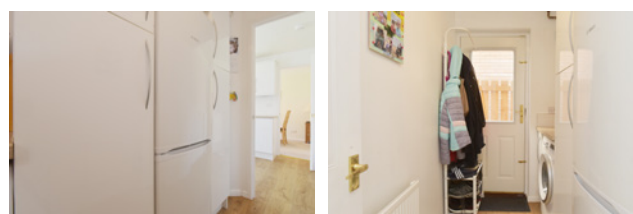
THE DINING ROOM



THE KITCHEN & UTILITY



The kitchen breakfast room has a range of contemporary base and wall-mounted units set against a tiled splash-back. There is plenty of prep and storage space alongside an integrated gas hob, electric oven, and a freestanding dishwasher. A fridge freezer, a washing machine, and further storage can be found in the attached utility room.





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage. The master bedroom is a generous double with ample built-in storage and access to a contemporary en-suite shower room. The second, third, and fourth bedrooms are all doubles. The family bathroom completes the internal accommodation and boasts a modern white suite, a shower over the bath, and stylish tiling.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



“

a generous double with ample built-in storage and access to a contemporary en-suite shower room

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BEDROOM 2



BEDROOM 3



BEDROOM 4

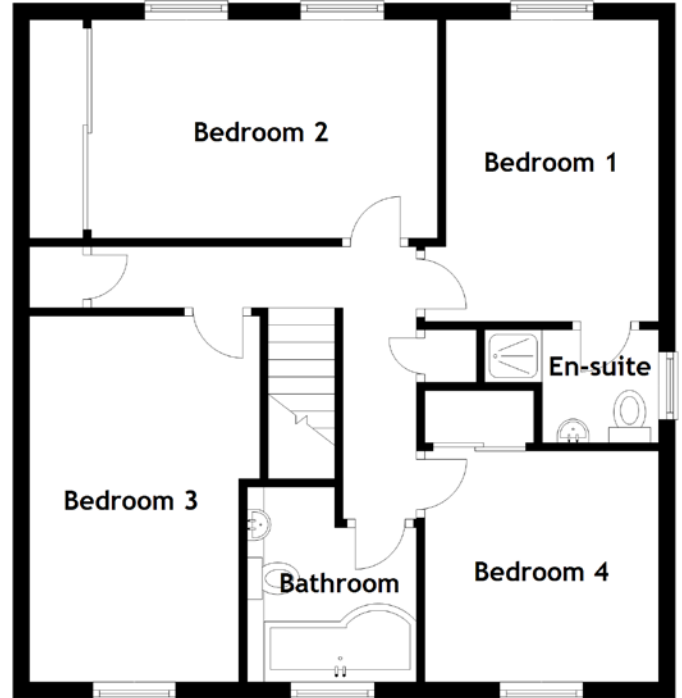
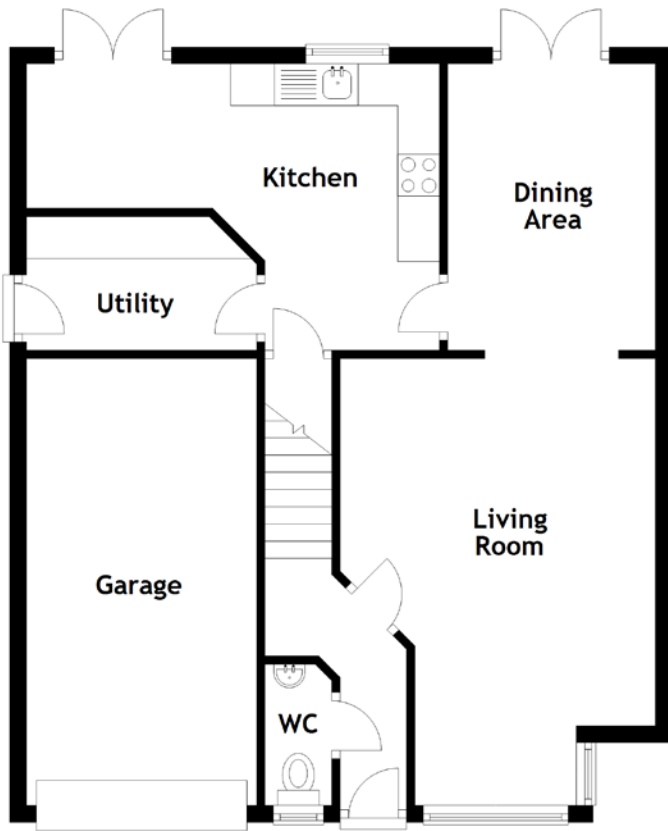


Externally, the front garden has been monoblocked to create a driveway that can accommodate up to four cars comfortably. The landscaped rear garden is a delight and boasts a large patio for entertaining and a mature lawn.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



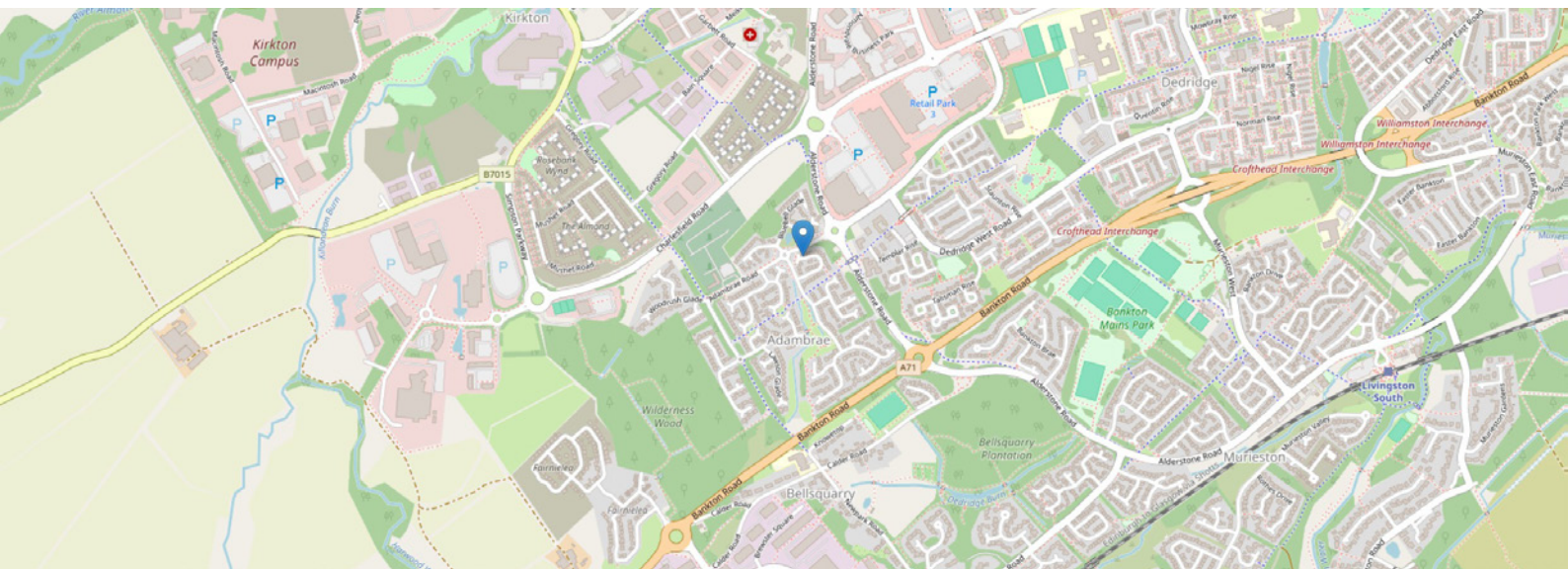
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Approximate Dimensions
(Taken from the widest point)

Living Room	5.35m (17'7") x 3.78m (12'5")
Dining Area	3.43m (11'3") x 2.49m (8'2")
Kitchen	4.95m (16'3") x 3.43m (11'3")
Utility	2.76m (9'1") x 1.60m (5'3")
WC	1.69m (5'7") x 0.80m (2'7")
Bathroom	2.33m (7'8") x 1.84m (6'1")

Bedroom 1	3.61m (11'10") x 2.80m (9'2")
En-suite	2.08m (6'10") x 1.35m (4'5")
Bedroom 2	4.15m (13'7") x 2.61m (8'7")
Bedroom 3	4.38m (14'4") x 2.37m (7'9")
Bedroom 4	2.83m (9'3") x 2.80m (9'2")
Garage	5.35m (17'7") x 2.76m (9'1")

Gross internal floor area (m²): 111m²
EPC Rating: C



THE LOCATION

Situated approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, Livingston occupies a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centres in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design. Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Additionally, the Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.





As one of the largest and most popular destinations in West Lothian, Livingston draws in residents and visitors alike with its convenient accessibility to major transportation hubs. The town's proximity to airports and well-connected motorways makes it an ideal location for both families and professionals seeking ease of travel and connectivity.

Despite its relatively young age as a town, Livingston has rapidly grown into a vibrant community with a diverse population. Many of its residents have been drawn to the area for its modern amenities, well-planned layout, and opportunities for a high quality of life.

In summary, Livingston's strategic location, modern amenities, and planned urban design make it a highly desirable destination within West Lothian, attracting individuals and families seeking convenience, connectivity, and a vibrant community atmosphere.



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