

# 26 Bluebell Glade

LIVINGSTON, EH54 9JJ



*A great home for any family to enjoy. Benefiting from a First-class garage conversion*



01506 537 100



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to bring to the market this absolutely immaculate three/four-bed detached family home. This captivating home is beautifully nestled in a quiet corner position and set within a popular family-friendly street that's full of neighbourly spirit. Having been the subject of a long list of upgrades, the property now benefits from a garage conversion, three new bathrooms within the last year, a fantastic kitchen and a new boiler to name but a few. The charm of the property is evident and it makes a perfect place to come home to.

# THE LOUNGE



The accommodation comprises of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The focal point of the room is a feature fireplace with a living flame gas fire, and the French doors help to flood the room with natural light and lead out perfectly to a tiered deck and spacious rear garden area.

# THE KITCHEN



The stylish matt-white kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with a double electric oven and gas hob, built-in microwave, freestanding washing machine and an integrated dishwasher and fridge freezer. It's evident this is a well-equipped space for any chef to serve up a marvellous meal.





# THE DINING ROOM



The formal dining room doubles as the perfect zone to entertain friends and family for dinner and drinks or for those working from home this could easily make a fantastic Home-office space if required.

The garage conversion offers a family room/fourth bedroom option for this home, it's been thoughtfully carried out and benefits from excellent built-in storage.



The handy downstairs WC is a great facility in any family home and this is one of three excellent bathroom facilities throughout the home, all of them stunning and professionally refitted within the last year.

The beautifully finished family shower-room is a touch of luxury, bright and fresh, finished in a white suite with both a mains shower and an electric shower within a Quadrant enclosure.

# THE SHOWER ROOM





There are a further three good sized bedrooms in this lovely home, all with ample space for free-standing furniture. The master bedroom has excellent built-in storage and a stunning ensuite with a mains shower. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

# THE MASTER BEDROOM





# BEDROOM 2 & 3





The home is kept warm, comfortable and secure via gas central heating and double glazing. The low maintenance garden areas are extremely well kept, with the rear garden space being both secure and child-friendly. There's even a garden shed and on sunnier days the cool and contemporary decked sun patio offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

Parking is to the front aspect and there is also an external charging point for an electric vehicle. This great home would make an ideal buy for so many people and even a great investment property for a smart Buy-To-Let investor.

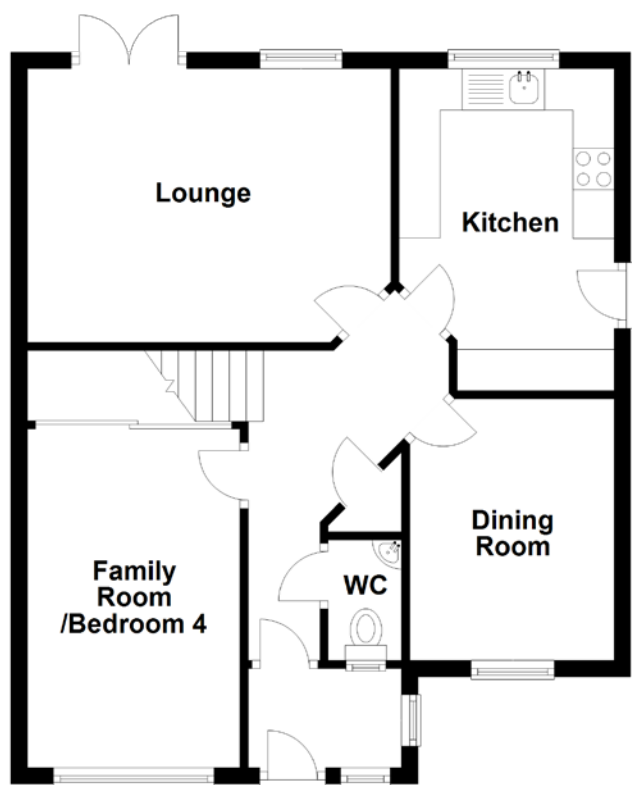
Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal, in an eternally popular location.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

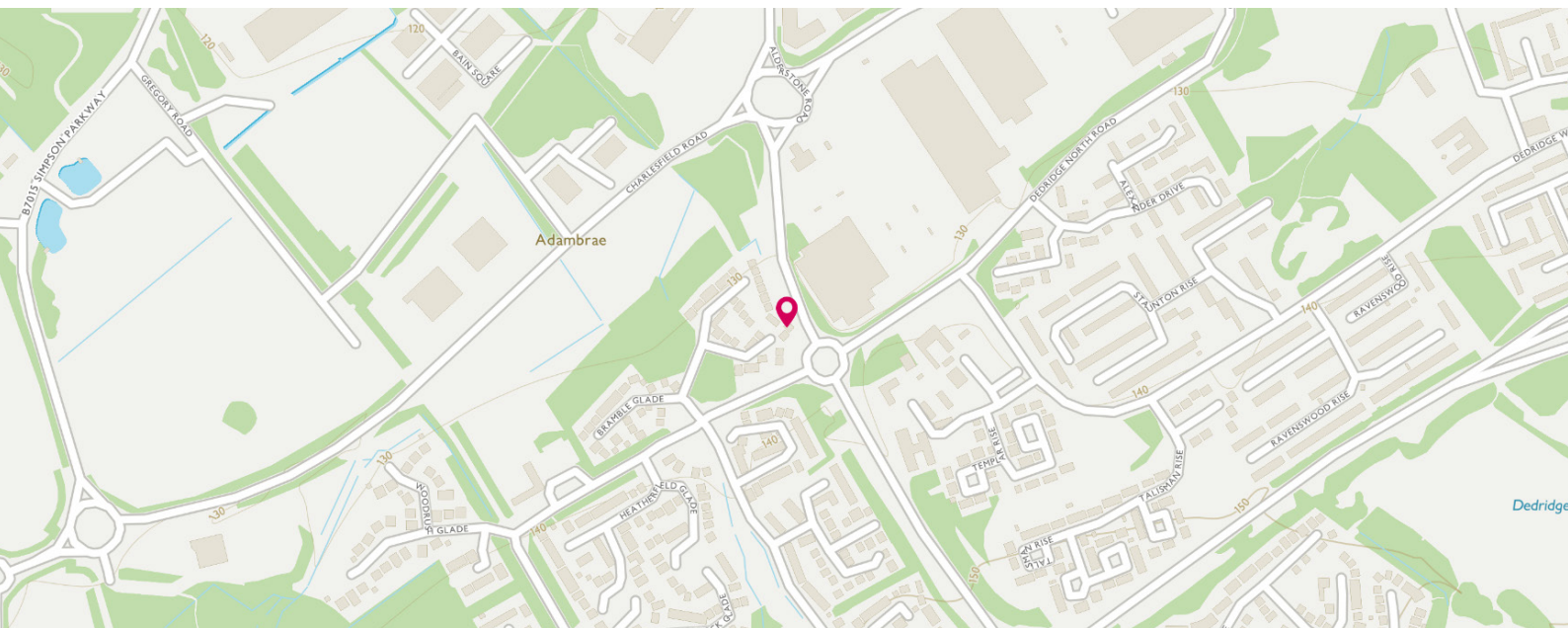
Lounge	4.41m (14'6") x 3.32m (10'11")
Kitchen	3.98m (13'1") x 2.61m (8'7")
Dining Room	3.17m (10'5") x 2.21m (7'3")
WC	1.46m (4'9") x 0.89m (2'11")
Shower Room	2.07m (6'9") x 1.87m (6'2")
Master Bedroom	3.76m (12'4") x 3.72m (12'2")
En-suite	2.68m (8'9") x 1.38m (4'6")

Bedroom 2	2.91m (9'7") x 2.71m (8'11")
Bedroom 3	2.49m (8'2") x 2.37m (7'9")
Family Room/Bedroom 4	4.09m (13'5") x 2.58m (8'6")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.





# THE LOCATION

Bluebell Glade in Adambrae is a great place to live. Located South-West of Livingston town centre and is bordered to the South by the A71 - village of Bellsquarry; to the East by Alderstone Road - Dedridge; to the West, Wilderness Woods which provide an area for walks and biking; and to the North Charlesfield Road, Kirkton. Adambrae is the only area of Livingston to not have any through roads ensuring it remains private and quiet. There is also a children's play area located in Adambrae.







The local catchment for primary schools are Bankton Primary School and St Ninians RC Primary School, which are located in the Dedridge area of Livingston. The local high schools are St. Margaret's Academy and James Young High School, which are a thirty minute walk and a ten minute walk, respectively. There is a small nature area and pond adjacent to Bluebell Glade, where the Adambrae Burn runs through the area. This area is home to various waterfowl. Adambrae is only a ten to twenty minute walk from the retail facilities of Livingston town centre.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Area Sales Manager



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**ALLY CLARK**  
Designer

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