




Solicitors & Estate Agents
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13 Martin Brae

LIVINGSTON, EH54 6UR

THE LOCATION

LIVINGSTON, EH54 6UR

Livingston lies 30 miles away from Glasgow and 15 miles from Edinburgh and sits on the southern edge of the Almond Valley. It is bounded by a ring road and has been purposely planned, distinguishing it from West Lothian's other town centres. It features one of the largest indoor shopping and leisure complexes in Scotland, The Centre, and the Livingston Designer Outlet.

Livingston is one of the largest and most popular places within West Lothian, this is due to all the amenities the town offers. It provides the ease with which people can conveniently access airports and motorways, making Livingston a popular area for both families and professionals. As Livingston is a relatively new town most of the population is made up of people who have moved into the area.



13 MARTIN BRAE

LIVINGSTON, EH54 6UR

McEwan Fraser Legal is delighted to present this four-bedroom detached family home. Presented to the market in excellent condition.

Inside, the property comprises:

- Fully equipped kitchen which also accesses the generous dining room. Making for an excellent family space for year-round daily dining. The kitchen is well equipped with a dishwasher, washing machine, fridge freezer gas hob and also provides access to the large rear garden.
- Spacious living area which has various possibilities for configuration.
- The house has four spacious bedrooms and the master bedroom comes with a modern en suite shower room.
- The house is served by two bathrooms, one main family bathroom on the upper floor and one en suite off the master bedroom. There is also a WC on the ground floor for guests and family that don't want to make the trip upstairs.
- In addition, the property also benefits from a single garage and attic space.

The house benefits from off-street parking as well as free on-street, gas central heating and modern double glazing making a warm family home, year-round.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

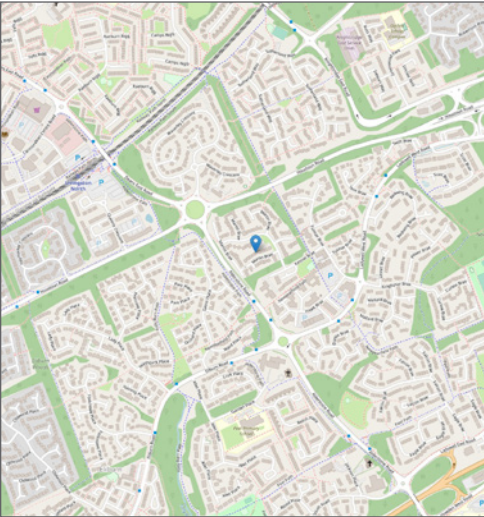


Approximate Dimensions
(Taken from the widest point)

Living Room	4.63m (15'2") x 4.60m (15'1")
Kitchen	4.62m (15'2") x 2.60m (8'6")
Dining Room	4.50m (14'9") x 2.60m (8'6")
WC	1.57m (5'2") x 0.92m (3')
Bedroom 1	4.65m (15'3") x 3.49m (11'5")
En-suite	2.65m (8'8") x 1.68m (5'6")
Bedroom 2	4.12m (13'6") x 2.60m (8'6")
Bedroom 4	3.17m (10'5") x 2.15m (7'1")
Bedroom 3	3.17m (10'5") x 2.49m (8'2")
Bathroom	2.07m (6'9") x 1.66m (5'5")
Garage	5.61m (18'5") x 2.74m (9')

Gross internal floor area (m²): 117m²

EPC Rating: D





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Part
Exchange
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