



Curlew Brae, Livingston, West Lothian

Offers Over £370,000





Ground Floor

Floor area 105.5 m² (1,136 sq.ft.)



First Floor

Floor area 67.9 m² (731 sq.ft.)

TOTAL: 173.4 m² (1,867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

*DESIRABLE FAMILY HOME * GENEROUS DIMENSIONS THROUGHOUT * DOUBLE GARAGE AND DRIVEWAY * TRANQUIL REAR GARDENS * POPULAR FAMILY FRIENDLY ESTATE * LUXURIOUS ACCOMODATION * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Here's what our clients love about their home... As a family we have loved this house. It's a great home in a great neighbourhood. We have loads of storage and the double garage is a great workshop for DIY. We used the extra room on the ground floor as an office and it was great to watch the sunset from the lounge and the West facing garden. The gas fireplace is wonderful in the winter evenings and we had no through traffic with this being the last in our street so tranquillity and privacy were assured. The area is full of easy paths for walking and jogging and useful to reach the supermarket, the train station and Livingstone Centre. We are downsizing as our children are now adult and we are sure the new owners will love every aspect of living here.

Welcome to No.31 Curlew Brae, a contemporary, and exceptionally maintained family home set in a tranquil estate within the Livingston locale. The property offers flexible living across two levels and makes for a truly desirable family home. Upon arriving at the property, you are greeted with a well-maintained garden with pristine lawn and shrubbery and an extensive double driveway, providing access to a sizeable double garage.

The welcoming entrance hallway ushers you into this modern home and gives access through to the family lounge through the large, double doors. The lounge gives an air of elegance thanks to the neutral décor and the large marble effect focal point, fireplace. Stylish bi-folding doors lead out to the manicured rear gardens – perfect for indoor-outdoor living. Double doors lead into the formal dining room. Decorated in fresh neutral tones, and filled with natural light, the dining room offers the ideal spot for entertaining guests or relaxing after a busy day with family.

The kitchen offers an array of quality, hi-gloss base and wall cabinetry in a chic cashmere colour. The unit's pair with luxurious quartz effect worktop space and splashback tiles. The kitchen incorporates a range of integrated appliances for a streamlined finish and space for a free-standing fridge/freezer. Integrated appliances include double oven, five-ring gas hob and extractor. A convenient utility space provides ample room for additional freestanding appliances.

Completing the ground floor is Bedroom Five which offers flexible living as a playroom, bedroom, office or second sitting room! The room boasts plenty of natural light thanks to the two double glazed window formations.

On the upper level are a further four bedrooms. Bedroom One boasts generous proportions, excellent storage solutions and a fully tiled en-suite shower room which comprises of the walk-in shower, w.c, bidet and wash hand basin. Bedrooms Two and Three also benefit from fitted wardrobes with Bedroom Two showcasing a pristine en-suite shower room. Bedroom Four is currently being utilised as a home office offering plenty of flexible living. The family bathroom completes the home internally, comprising of a w.c, wash hand basin and bathtub.

To the rear of the property sits a fully enclosed and well-maintained garden - the perfect spot to enjoy the summer months. The garden is mainly laid to lawn and is bordered by well-established shrubbery and privacy fencing. The paved patio provides a lovely spot for al fresco dining. Raised beds and a summer house adorn the garden providing a private, relaxing retreat for family and friends. In addition, the property benefits from gas central heating, double glazing and luxury flooring throughout.

Livingston offers modern living and accessibility. Situated in the heart of West Lothian, the town boasts excellent transport links, including easy access to the M8 motorway, making commuting to Edinburgh and Glasgow straightforward. Livingston North and South train stations provide regular services to both cities, and the town is well-served by bus routes. Amenities are plentiful, with large shopping centres like the Livingston Designer Outlet, a variety of local shops, and leisure facilities, including parks, gyms, and a cinema. The town's family-friendly atmosphere, good schools, and green spaces make it an appealing place to live.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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