



47 Martin Brae, Livingston

Offers Over £235,000



sneddons **S.S.C.**
solicitors & estate agents

1/3 South Street, Bo'ness, West Lothian, EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com

Description

This beautifully presented and spacious detached villa is situated in a quiet cul de sac and in close proximity to local shops. The property is handily placed for the Almondvale shopping centre and the M8 motorway and is just a short walk to Livingston North train station. The property is in walk in condition and will make a lovely family home. It further benefits from gas central heating, double glazing, fresh decor, good storage and landscaped gardens. Early viewing is advised.

Accommodation

The generously proportioned accommodation is arranged over two levels and includes a warm and welcoming reception hallway. The spacious lounge is naturally bright and airy and has a bay style window and a modern fire place as the focal point. The dining area is open plan to the lounge and gives access to the conservatory. The modern and stylish fitted kitchen has ample base and wall units, complementary work tops, walk in cupboard, electric hob and oven. Integrated appliances includes the dish washer and fridge. The WC is off the kitchen. The upper level houses four good sized bedrooms with built in wardrobes. The master bedroom has an en suite shower. The bathroom is finished to the same high standard as the rest of the accommodation.

Outside

The low maintenance landscaped garden to the rear has a timber decking area, an area laid to chips and a paved patio area; the front garden is laid to chips. The decorative flagged driveway gives ample off street parking and access to the garage.

Local Area

The town of Livingston lies some 14 miles west of Edinburgh city centre and is well placed for those commuting on a daily basis with a regular railway link to Edinburgh and Glasgow available from Livingston North and South Railway Stations. Alternatively, major access roads including the A71 and M8 allow for ease of travel outwith the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops, supermarkets, popular schools at both Primary and Secondary levels, sports centres, health centres, a multi-screen cinema complex, Almondvale Shopping Centre and Livingstone Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge

4.76m x 3.80m (15'7" x 12'6")

Dining Area

2.66m x 2.81m (8'9" x 9'3")

Conservatory

3.84m x 3.20m (12'7" x 10'6")

Kitchen

2.66m x 2.60m (8'9" x 8'6")

Utility Area

2.04m x 1.81m (6'8" x 5'11")

WC

1.74m x 0.81m (5'9" x 2'8")

Master Bedroom

2.92m x 3.90m (9'7" x 12'10")

En Suite

1.67m x 1.96m (5'6" x 6'5")

Bedroom 1

3.35m x 2.48m (11'0" x 8'2")

Bedroom 2

2.86m x 2.89m (9'5" x 9'6")

Bedroom 3

3.00m x 2.35m (9'10" x 7'9")

Bathroom

Contact Us

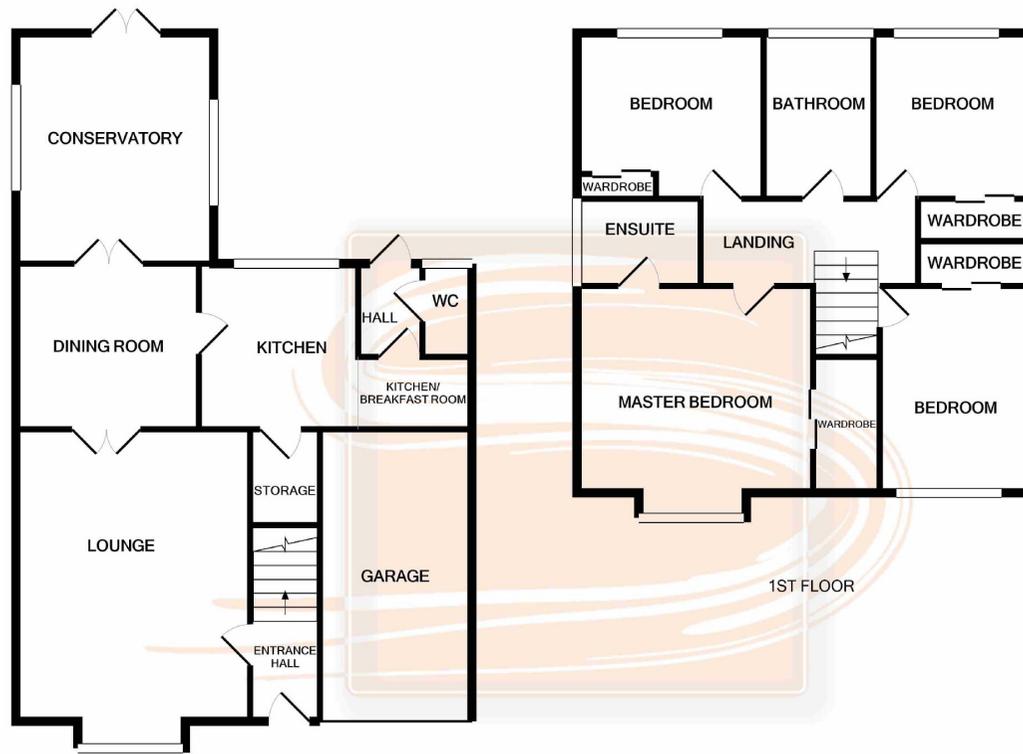
To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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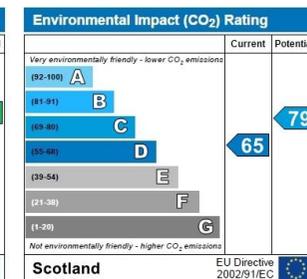
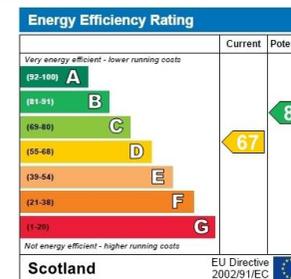
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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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