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7 Woodrush Glade

Adam Brae, Livingston, EH54 9JY

Offers over £525,000



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Description

Occupying a generous sized plot within a small, exclusive development in Livingston is this spacious detached Villa (approx. 210 m²) with beautiful views towards the Bathgate Hills and woodlands to the rear. This property is presented to the market in walk-in condition and offers generously proportioned and flexible family-orientated accommodation.

Arranged over two levels are five bedrooms, four bathrooms and four public rooms. This lovely family home further benefits from a condensing boiler and hot water system installed in 2021 with a transferable 12-year guarantee. The gas heating and hot water is controlled by a Hive system. Broadband is provided by Virgin Media via a fibre cable.

Viewing is essential to fully appreciate the size, location and space that this property has to offer.

Accommodation

The property is entered from the front and includes, on the ground floor, a warm and welcoming reception hallway with a WC. The naturally bright and airy lounge features a bay style window along with a featured fireplace with an electric fire as the focal point. The dining room is just off the lounge and has French doors giving access to the garden. The large kitchen and breakfast room is fitted with a luxury German kitchen (PRONORM) fitted with high end appliances such as an induction hob, full sized combination microwave oven, second full sized oven with multiple features and a dishwasher. The utility room is finished to the same standard as the kitchen and has plumbing for a condenser washer dryer. The sitting room is located to the front with

views towards the countryside.

The upper-level houses five good sized bedrooms with built-in storage cupboards. The master bedroom and bedroom two have an en-suite shower. The family bathroom has a separate shower and bath.

Outside

Externally to the front and rear are good sized mature landscaped gardens primarily laid to lawn. The wilderness woods can be accessed through a secure gate from the rear garden. The garden shed has power and light.

To the side is a mono blocked driveway providing ample off street parking and access to the double detached garage. The garage has power and light to it and remote operated electric doors

Livingston

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 out with 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, multi-screen cinema complex, Almondvale Shopping Centre and Livingston Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge

16'0" x 19'4" (4.90m x 5.90m)

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Dining Room
8'9" x 12'9" (2.67m x 3.90m)

Kitchen
11'11" x 17'9" (3.65m x 5.42)

Family Room
12'5" x 13'3" (3.80m x 4.04m)

WC
7'6" x 4'7" (2.29m x 1.40m)

Master Bedroom
12'5" x 12'6" (3.80m x 3.82m)

En Suite
7'6" x 4'11" (2.30m x 1.52m)

Bedroom 2
11'11" x 11'3" (3.64m x 3.45m)

En Suite
5'0" x 4'9" (1.54m x 1.45m)

Bedroom 3
10'11" x 11'3" (3.35m x 3.45m)

Bedroom 4
11'6" x 9'6" (3.53m x 2.91m)

Bedroom 5
9'2" x 9'6" (2.80m x 2.91m)

Bathroom
5'3" x 13'3" (1.61m x 4.06m)

Contact Us

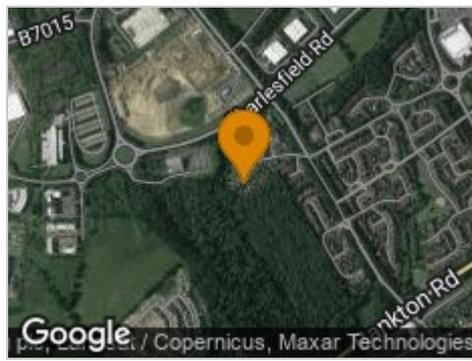
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.



Road Map



Hybrid Map



Terrain Map



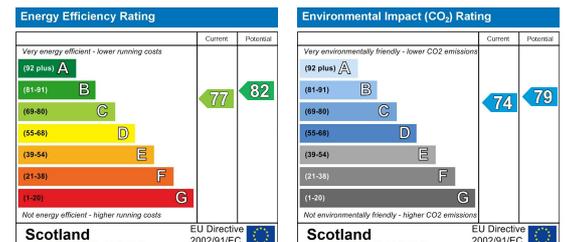
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.