

29 Martin Brae

LIVINGSTON, WEST LOTHIAN, EH54 6UR



4 BED DETACHED HOME WITH
GARAGE AND DRIVEWAY



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McEwan Fraser Legal is delighted to present 29 Martin Brae to the market. A beautifully presented four-bedroom detached home offering stylish interiors, modern conveniences, and fantastic outdoor space, perfect for family living and entertaining.

Upon entering, you are welcomed into a spacious hallway, which provides easy access to the living room, dining room, kitchen, and a convenient downstairs WC. The living room is bright and inviting, filled with natural light from a large window overlooking the rear garden. A sleek, modern fireplace serves as a stunning focal point, adding warmth and character to the space. The dining room is perfect for hosting family meals and gatherings, featuring a stylish design and a built-in wine fridge, making it ideal for entertaining. The kitchen is modern and well-equipped, boasting integrated appliances, including an oven, hob, extractor fan, dishwasher, microwave, and a built-in TV unit. From here, there is direct access to the conservatory, a bright and airy space that seamlessly connects indoor and outdoor living.





Dining Room









Moving upstairs, the master bedroom is a spacious retreat, complete with fitted double wardrobes providing ample storage and a generous en-suite bathroom for added privacy and convenience. The additional three bedrooms offer flexibility for family living, guest accommodation, or home office space, all benefiting from plenty of natural light and a neutral décor. Completing the upper level is the family bathroom, which is well-appointed and designed to serve the needs of a busy household.





Bedroom 2



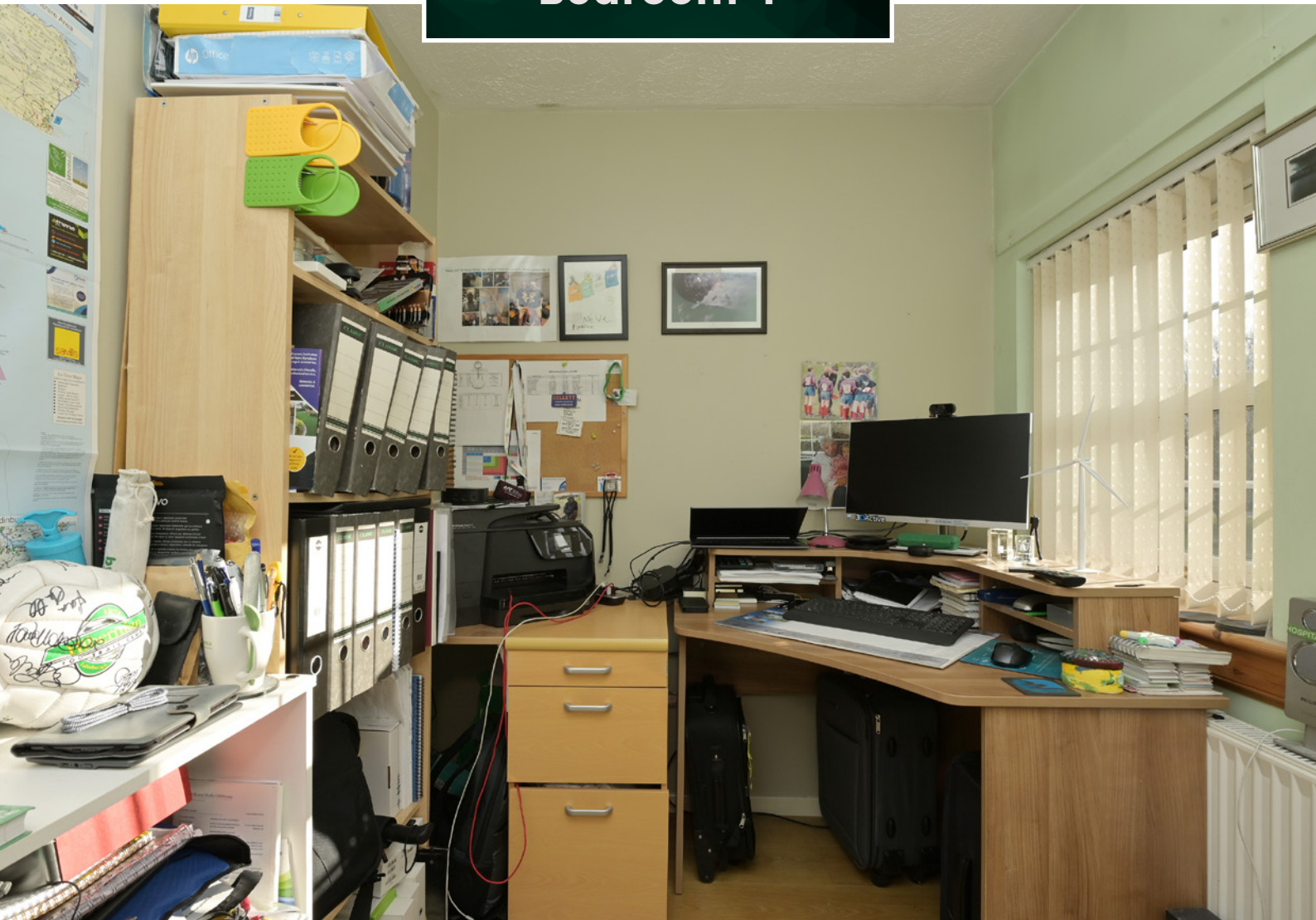


Bedroom 3

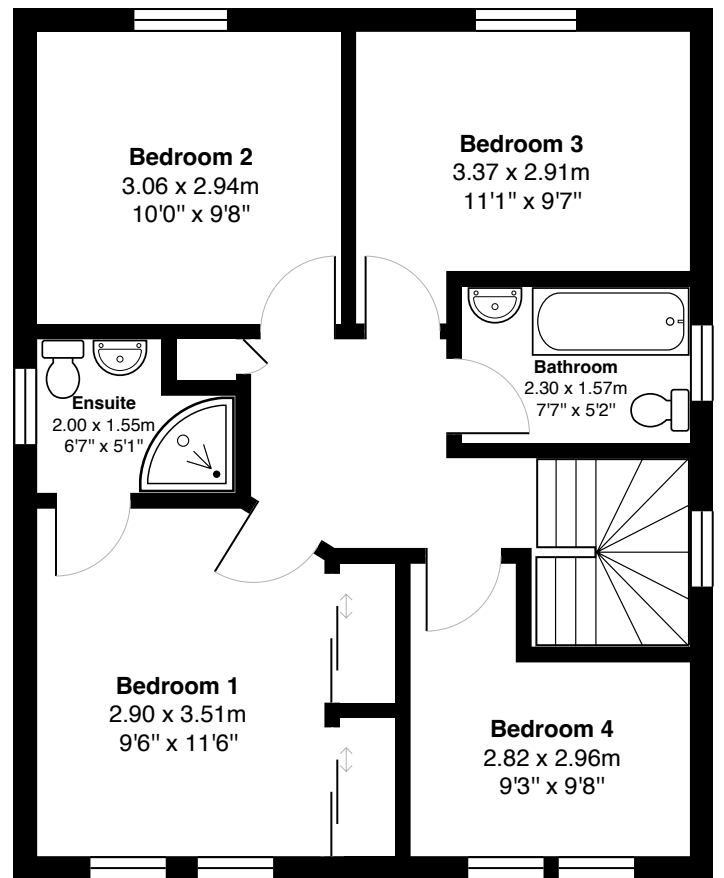
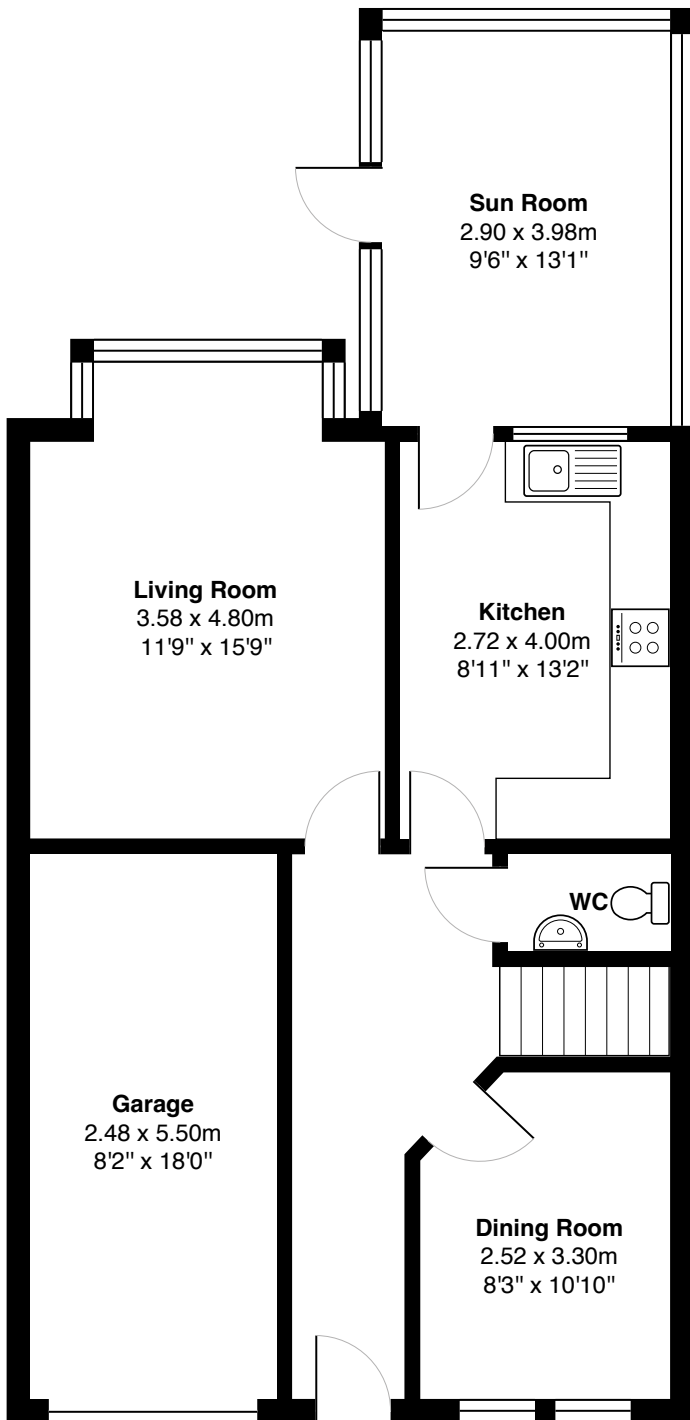




Bedroom 4







Gross internal floor area (m²): 112m²

EPC Rating: C



The rear garden has been beautifully landscaped, featuring a paved patio area, artificial lawn, and a fantastic outdoor bar, making it the perfect space for entertaining family and friends. Whether hosting summer BBQs or enjoying a quiet evening outdoors, this garden offers something for everyone. To the front, the home benefits from a large driveway with ample off-road parking and an integrated garage, providing additional storage or secure parking.

Located in a desirable residential area, this home is within easy reach of local amenities, schools, and transport links, making it ideal for families and professionals alike. This exceptional home is not to be missed—contact us today to arrange a viewing!

The Garden

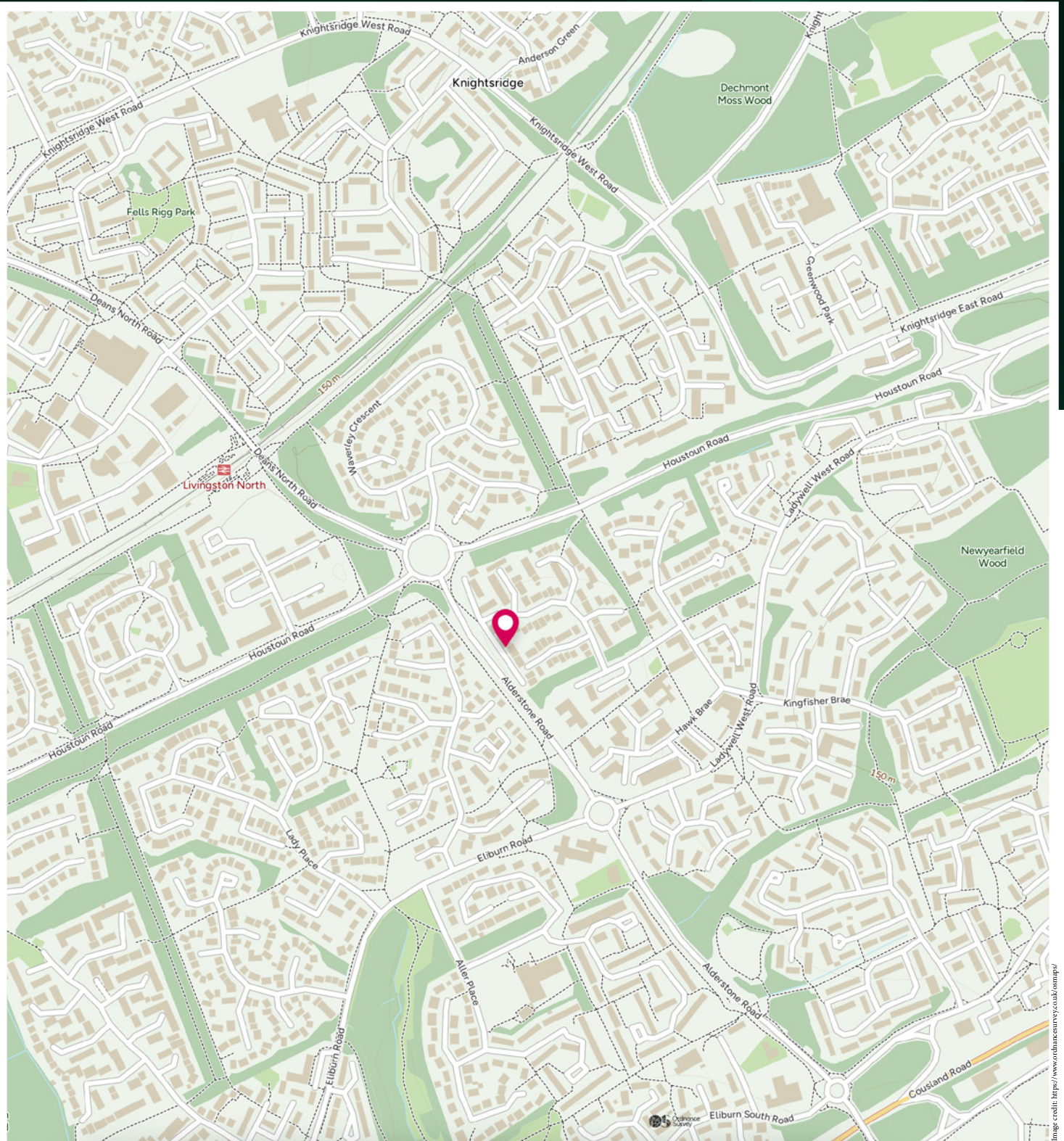


Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy.

Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling, the Forth Bridge and all points north. Livingston South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. Local shopping could scarcely be more convenient.

The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course.

The Location



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THE SUNDAY TIMES
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Text and description
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Photographer



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