

# 77 Fulmar Brae

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6UU



*This superb three-bedroom detached house is presented in excellent condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

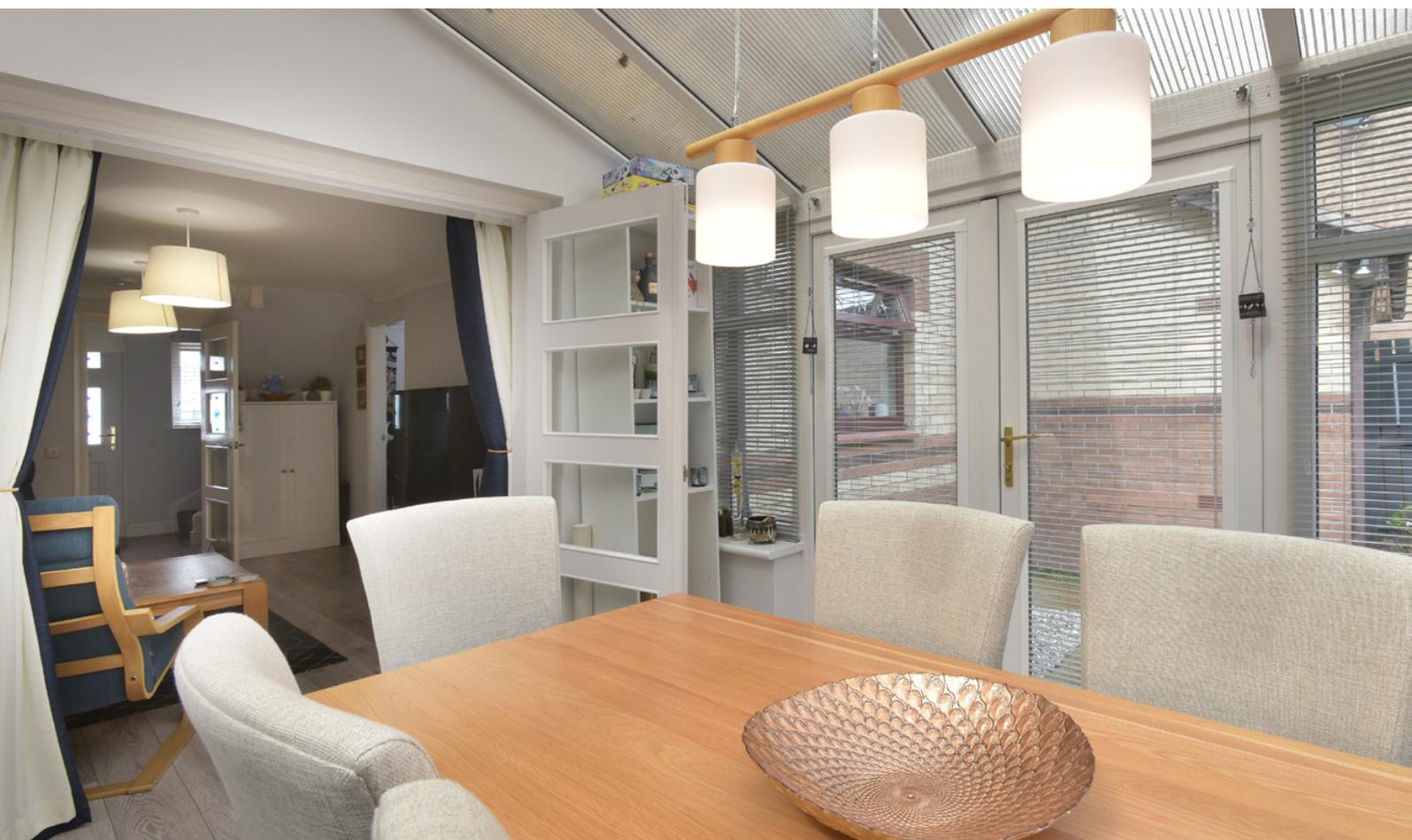
McEwan Fraser is delighted to present this superb three-bedroom detached house which boasts two public rooms, two bathrooms, a conservatory, a driveway, and a detached garage. Internally, the property is presented in excellent condition and boasts an excellent range of local amenities and excellent transport links with Livingston North train station within easy reach. This would be an amazing acquisition for a buyer looking for a 'turn-key' property.

# THE LIVING ROOM



The accommodation is focused on a generous living room that has double doors opening into a generous conservatory which combined create a free-flowing entertaining space. There is space for a variety of different furniture arrangements that will give the new owner plenty of flexibility to create their ideal entertaining space. A door from the living room opens directly into the dining room which the current owners use as a generous home office.

# THE CONSERVATORY



# THE DINING ROOM

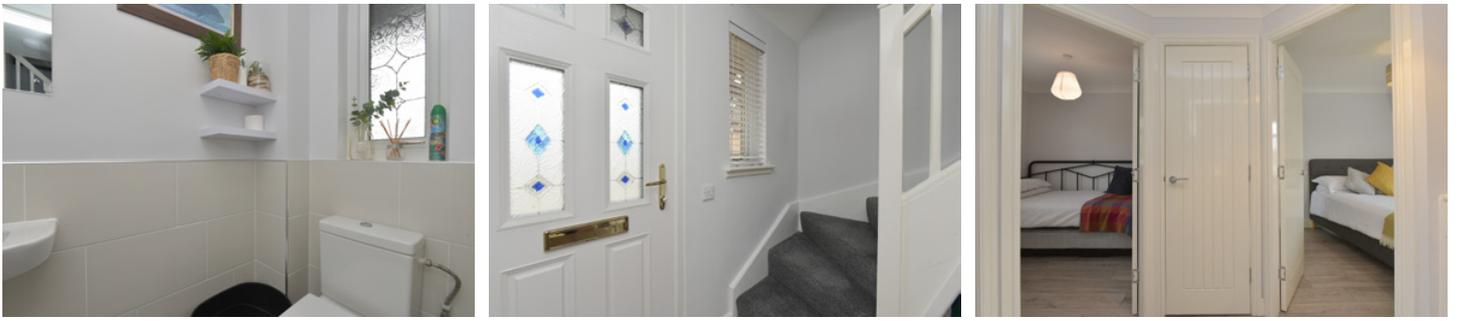


# THE KITCHEN



The stylish modern kitchen offers an excellent selection of contemporary base and wall-mounted units with attractive worktops and striking splashback tiling, integrated appliances include an electric hob, oven, washing machine, and fridge freezer.





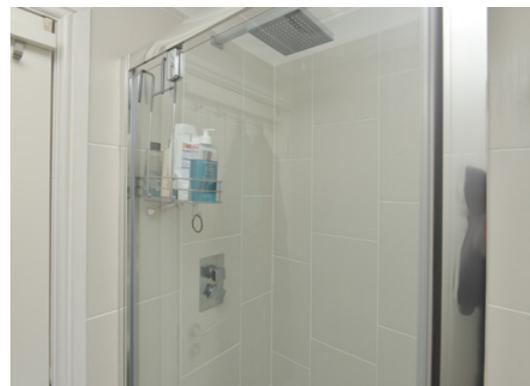
Climbing the stairs, the first-floor landing gives access to all three bedrooms, the main bathroom, and a large loft for additional storage. Bedroom one is a large neutrally decorated double with large integrated wardrobes and ample floor space for a range of freestanding furniture. This bedroom also benefits from access to an en-suite shower room that is fully tiled and finished with a contemporary white suite. Bedroom two is a further generous double bedroom with an integrated wardrobe. Bedroom three is a generous single. The main bathroom has contemporary tiling, superb levels of natural light, and a three-piece white suite.

Further benefits include gas central heating, double glazing, and a ground-floor cloakroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

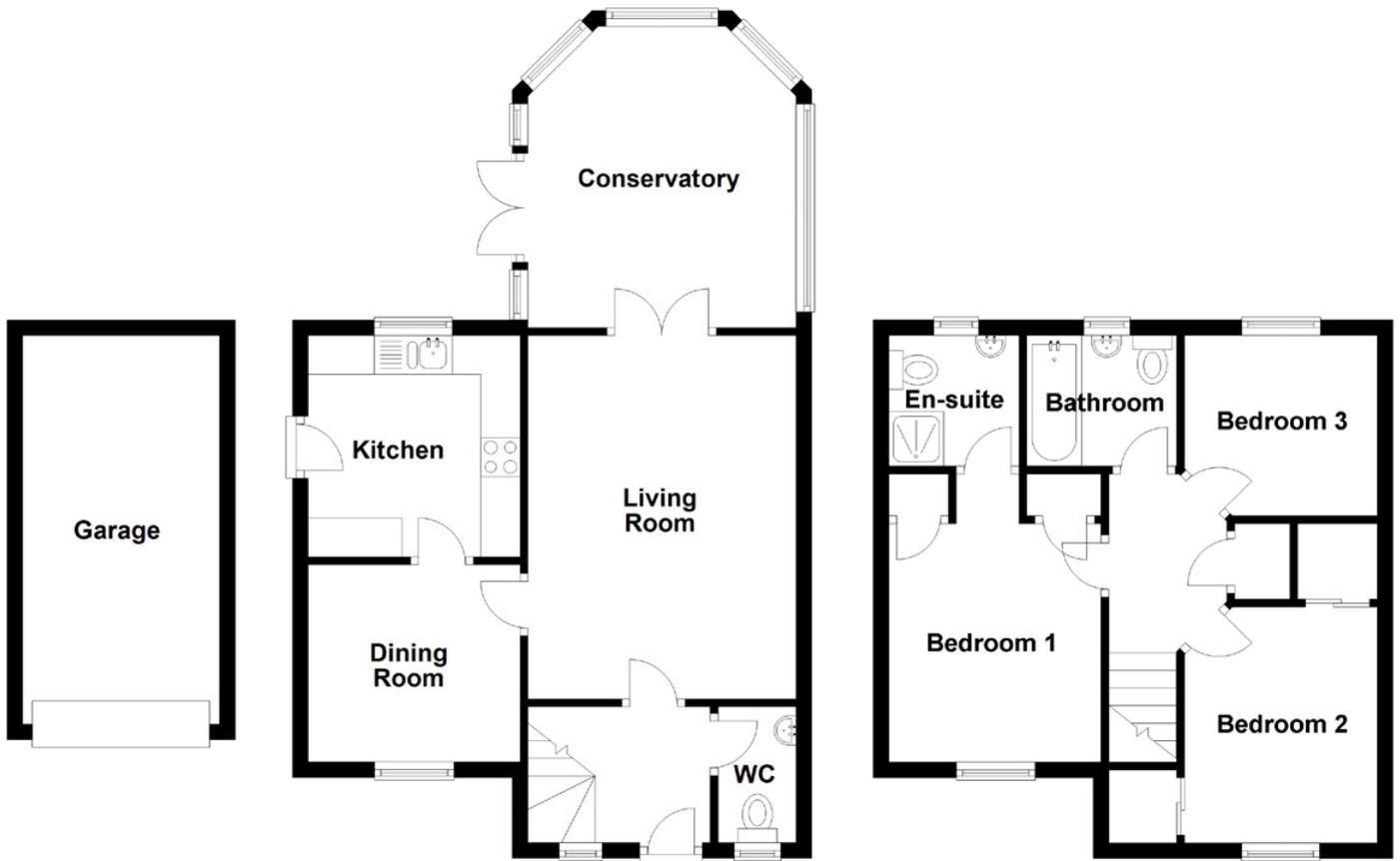


Externally, there is a low-maintenance front garden and a driveway giving access to a detached single garage. The mature rear garden is well-landscaped and has a large patio and an artificial lawn for easy maintenance.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

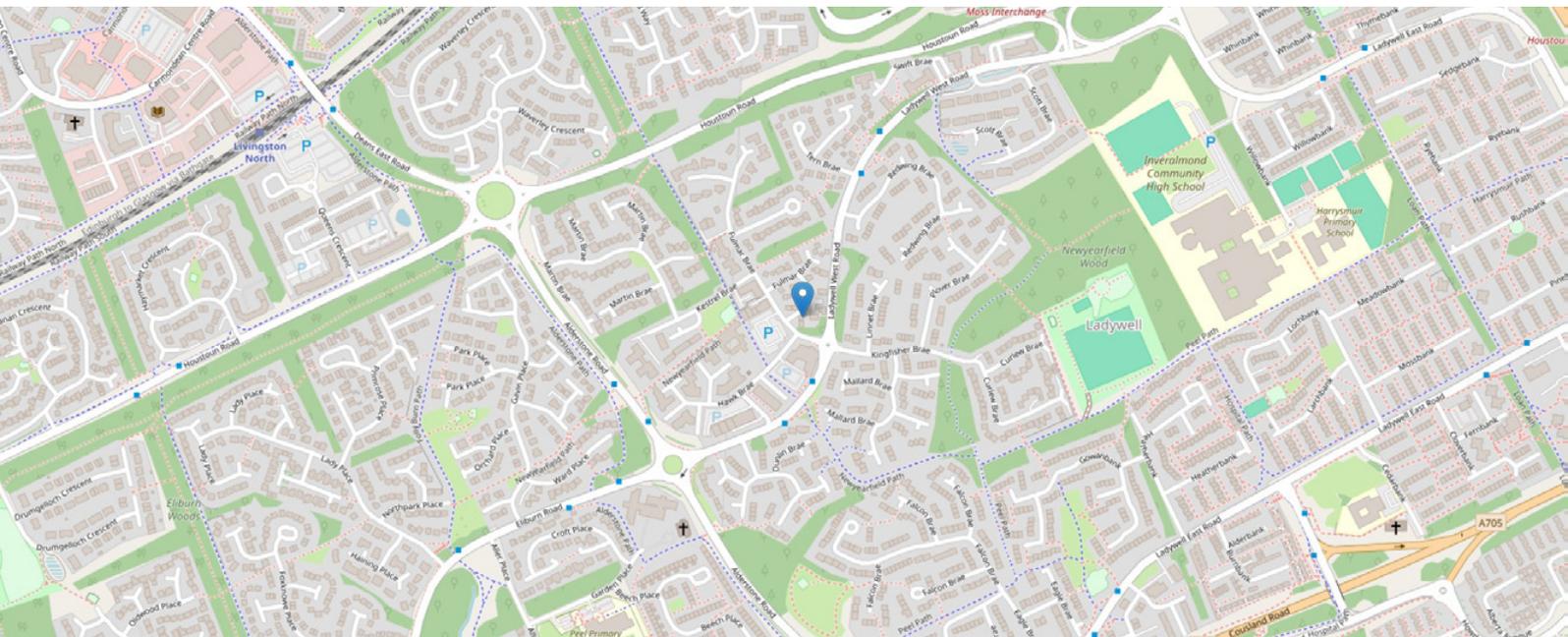


Approximate Dimensions (Taken from the widest point)

Living Room	4.68m (15'4") x 3.43m (11'3")
Conservatory	3.88m (12'9") x 3.43m (11'3")
Dining Room	2.71m (8'11") x 2.54m (8'4")
Kitchen	2.85m (9'4") x 2.71m (8'11")
WC	1.75m (5'9") x 1.00m (3'3")
Bathroom	1.96m (6'5") x 1.68m (5'6")

Bedroom 1	3.68m (12'1") x 2.71m (8'11")
En-suite	1.68m (5'6") x 1.66m (5'5")
Bedroom 2	3.19m (10'6") x 2.46m (8'1")
Bedroom 3	2.44m (8') x 2.32m (7'7")
Garage	5.00m (16'5") x 2.52m (8'3")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Situated approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, Livingston occupies a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centers in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design. Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Additionally, the Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.





As one of the largest and most popular destinations in West Lothian, Livingston draws in residents and visitors alike with its convenient accessibility to major transportation hubs. The town's proximity to airports and well-connected motorways makes it an ideal location for both families and professionals seeking ease of travel and connectivity.

Despite its relatively young age as a town, Livingston has rapidly grown into a vibrant community with a diverse population. Many of its residents have been drawn to the area for its modern amenities, well-planned layout, and opportunities for a high quality of life.

In summary, Livingston's strategic location, modern amenities, and planned urban design make it a highly desirable destination within West Lothian, attracting individuals and families seeking convenience, connectivity, and a vibrant community atmosphere.



  
**Solicitors & Estate Agents**

Tel. 01506 537 100  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
 Area Sales Manager



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