



Livingston | Martin Brae | Offers Over £270,000

A beautifully upgraded and move-in-ready detached family home with stylish interiors, a brand-new kitchen, and a private garden with a woodland backdrop.



Tucked away in a quiet residential setting, this attractive detached three-bedroom home offers everything a modern family could wish for-comfort, space, style, and peace of mind. With a long list of recent upgrades including a brand-new kitchen, recently installed radiators, a three-year-old boiler, upgraded oak internal doors, PVC fascia and soffits, fresh carpets, a new garage door, and updated electrics, this truly is a move-in-ready home that combines substance with style.

From the moment you arrive, the property makes a striking impression with its pretty red brick facade, manicured front lawn, and a monoblock double driveway that leads to an integral garage. Step through the front door and into a welcoming entrance hallway, finished with soft, neutral carpeting underfoot. The hallway offers access to both the kitchen and the main lounge/dining room and immediately gives a sense of warmth and homeliness. A beautiful feature wallpaper adds character and a stylish first impression.

The kitchen is a standout feature of this home-recently installed and thoughtfully designed, it offers a sleek, contemporary finish with light grey high gloss wall and base units, integrated appliances including an oven, hob, hood, fridge/freezer and washer/dryer, and a metro-style marble-effect splashback paired with coordinating wood-effect worktops. Whether you're a keen cook or simply love a beautiful space to start your day, this kitchen delivers both functionality and flair.

The spacious lounge and dining area span the width of the house and are flooded with natural light thanks to a bay recess with double doors leading directly to the private rear garden, as well as an additional window to the side. Decorated in neutral tones with a soft grey carpet and a feature wallpapered wall, the room is an inviting space to relax, unwind, or entertain. There is ample space for a full-sized dining table, making this the heart of the home-ideal for family meals or hosting friends. A carpeted staircase leads from here to the upper level.

Upstairs, the landing opens to three well-proportioned bedrooms and the family bathroom. Each of the bedrooms is finished to a high standard, with plush carpeting, stylish wall panelling to one feature wall, and a cosy, welcoming feel. The master bedroom is situated to the front of the house and benefits from fitted mirrored wardrobes and a luxurious en suite shower room, complete with a crisp white three-piece suite, splashback tiling, and patterned vinyl flooring that adds a touch of individuality.

Bedrooms two and three are also generously sized and benefit from fitted wardrobes, making them ideal as children's bedrooms, guest rooms, or even home offices. The family bathroom completes the accommodation, offering a clean, modern finish with tiled walls and floor, a white three-piece suite including a shower over the bath, and a rear-facing window that brings in natural light. A built-in cupboard houses the hot water tank and offers additional storage.

Externally, the rear garden is a standout-fully enclosed, laid to lawn, and bordered by a beautiful woodland backdrop that provides privacy and a peaceful, leafy outlook. It is a child and pet-friendly space, perfect for outdoor play, barbecues, or simply enjoying a moment of calm.





Further benefits of this wonderful home include gas central heating, double glazing, and upgraded internal and external features that reflect the care and attention the current owners have invested in the property.

Stylish, modern, and move-in ready, this home is perfect for growing families or anyone looking for a home they can settle into with ease. Early viewing is highly recommended to fully appreciate everything on offer.

Extras: Floor coverings, light fittings, integrated oven, hob, hood, fridge/freezer, washer/dryer and bathroom mirror.

Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

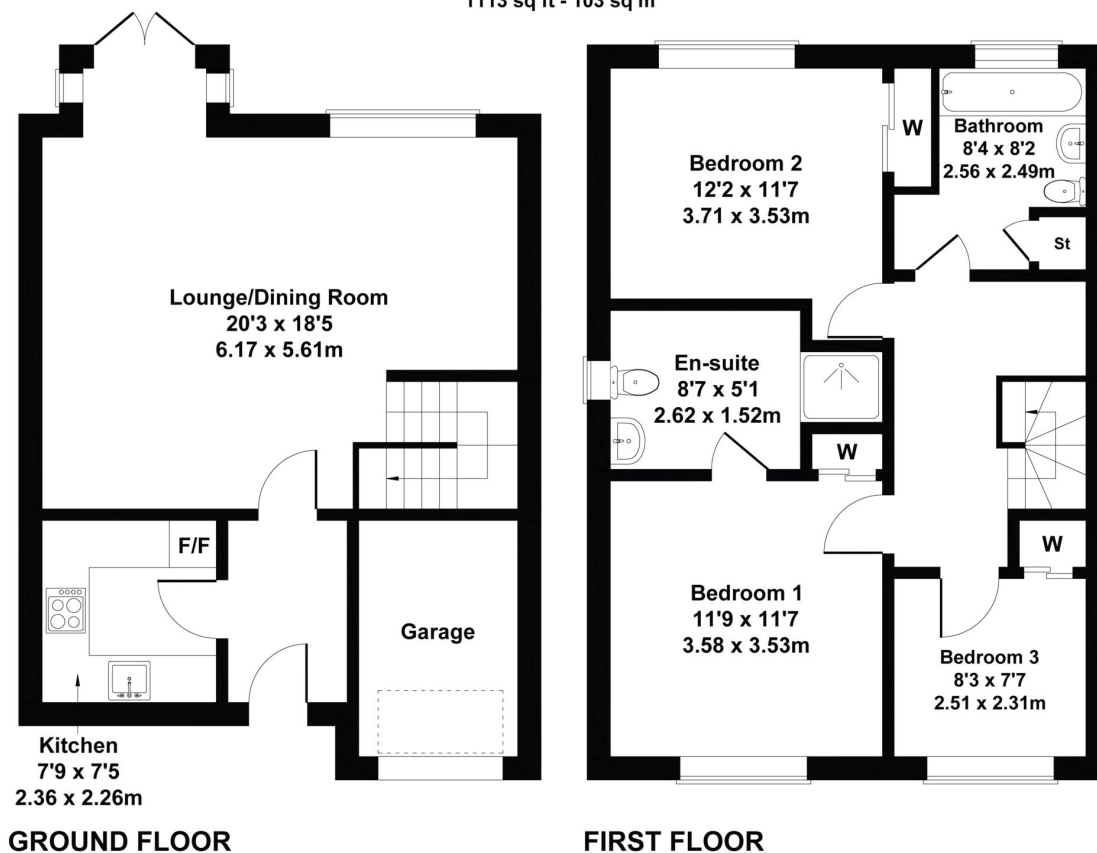
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



69 Martin Brae, Livingston

Approximate Gross Internal Area
1113 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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