



- Detached Family Home - Fantastic Corner Plot
- 4 Bedrooms + 1 En Suite Shower Room
- Elegant Lounge & Family Room/Office
- Magnificent Open Plan Kitchen/Dining Room
- Driveway, Family Bathroom & Cloakroom
- Beautifully Presented Throughout - Viewing Advised

Alba Property View ...

"A stunning, versatile family home with plenty of space for a growing family"



Alba Property are truly delighted to present this to the sales market this magnificent and beautifully presented four-bedroom, one en suite detached family home situated on a corner plot in a much sought-after residential development in Livingston, West Lothian. This superb home has been maintained to a high standard throughout providing contemporary, flexible accommodation over two levels. Accommodation comprises of entrance hallway with a glass and wooden banister, elegant formal lounge located to the rear with views over the garden, family room/playroom or ground floor office, utility/laundry room, cloakroom and exquisite kitchen/dining room and on the upper level four bedrooms (three with built-in storage), en suite shower room in the master bedroom and family bathroom. In addition, the property enjoys gas central heating, double glazing, oak internal doors and quality flooring. Externally the property benefits from gardens to front and rear and a driveway to front.

Accommodation

Entrance Hallway (inc stairs) 15' 2" x 5' 8" (4.62m x 1.73m)

The entrance hallway makes a fantastic first impression and gives access to the family room/office, lounge, kitchen and the cloakroom. Staircase give access to the upper landing which incorporates spotlights and a wooden and glass banister.

Lounge 15' 1" x 14' 7" (4.59m x 4.44m)

Elegantly proportioned lounge with double doors giving access to the garden. Decorated in fresh neutral tones with a stunning feature wallpaper to one wall. Benefiting from a gas fire for enjoying cosy nights in and relaxing after a busy day.

Kitchen/Dining Room (inc bay) 29' 5" x 8' 9" (8.96m x 2.66m)

The kitchen is known as the heart of the home, and for good reason with this amazing property. A great space to gather, share stories and eat together. A beautiful kitchen with a wide range of stone coloured base and wall mounted units and generous worktop space. The sophisticated design incorporates a range of integrated appliances for a streamlined finish. Large bay window overlooks the front and allows an abundance of light to flood the room. Ample space for a family sized table and chairs.

Family Room/Office 10' 9" x 7' 2" (3.27m x 2.18m)

A very versatile room which can be used as bedroom five, playroom, second sitting room or work from home office. The bookcase wallpaper to one wall makes a real statement. Window to front. Door provides access to the utility room.

Utility/Laundry Room 7' 0" x 5' 2" (2.13m x 1.57m)

Supplemented by a utility room providing additional storage and washing facilities.

Cloakroom 5' 2" x 3' 5" (1.57m x 1.04m)

Conveniently located ground floor cloakroom with white w.c and wash hand basin. Stainless steel heated towel rail.





Upper Landing

The upper landing provides access to four bedrooms and the family bathroom which are all spacious, airy, and beautifully presented. Hatch to the loft space which is partially floored with a pull-down ladder. Store cupboard ideal for bedding and linen which houses the water tank.

Bedroom 1 12' 2" x 11' 3" (3.71m x 3.43m)

The sophisticated master bedroom is decorated in fresh neutral tones with a pretty wallpaper to one wall. Perfect for complete relaxation at the end of a busy day and enjoys fitted wardrobes and an en suite shower room plus ample space for free-standing bedroom furniture. Fitted carpet.

En Suite 7' 2" x 4' 8" (2.18m x 1.42m)

contemporary en suite shower which enjoys a white three-piece suite comprising of w.c, wash hand basin and shower cubicle. The stylish marble effect wet wall panelling, and stainless heated towel rail completes the look. Opaque window to side.

Bedroom 2 8' 6" x 9' 5" (2.59m x 2.87m)

Second light and airy double bedroom with fitted wardrobes. Window to front allowing natural sunlight.

Bedroom 3 9' 5" x 9' 4" (2.87m x 2.84m)

Bright, beautifully styled rear facing double bedroom with built-in wardrobes.

Bedroom 4 10' 1" x 7' 4" (3.07m x 2.23m)

Another generous and well-proportioned bedroom with window to rear with space for free-standing bedroom furniture. The black and white wallpaper to one wall completes the look perfectly.

Family Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

The family bathroom completes the accommodation. Finished with striking wet wall panelling to walls, white high gloss vanity storage and a white three-piece suite comprising of w.c, wash hand basin and bath with shower incorporated above. Opaque window to rear.

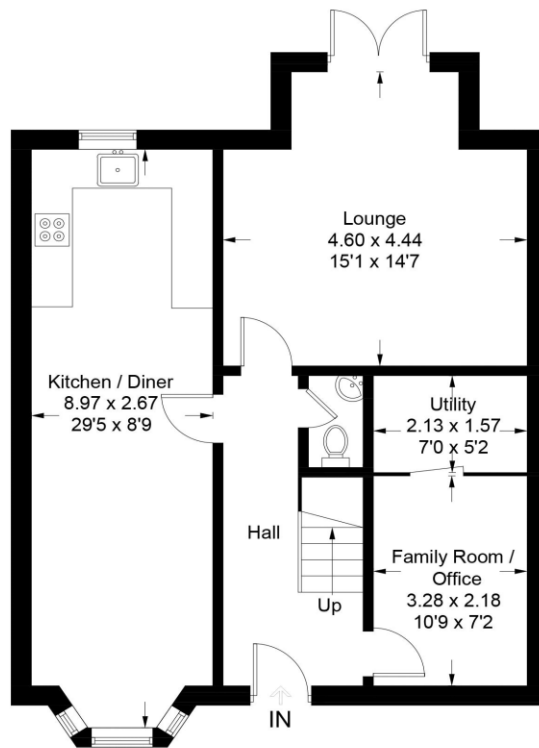
Externally

Located on a superb corner plot. The terrific, sunny rear garden is fully enclosed making it child and pet friendly. The garden has artificial grass, paved patio and chipped area for easy maintenance with raised beds for growing veggies and herbs. A beautiful spot for enjoying the summer months. The garden shed and summer house is included within the sale price. The front garden is also beautifully landscaped with an array of trees and shrubs. Off street parking for two cars thanks to the driveway.

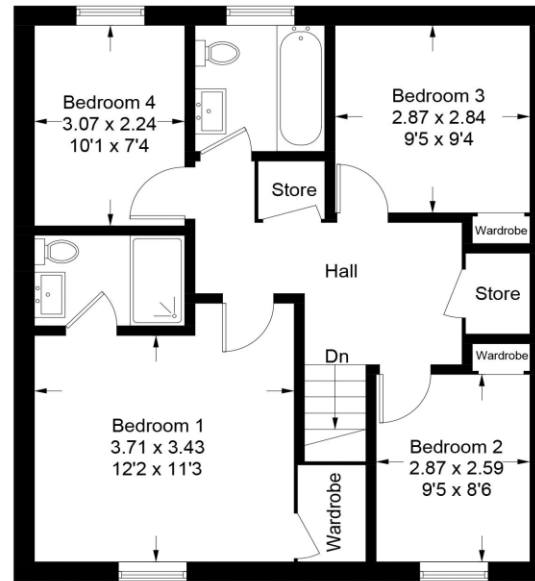


32 Curlew Brae, Livingston

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft



Ground Floor



First Floor

Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated double oven, hob, dishwasher, integrated fridge/freezer, garden shed, summer house and TV in the lounge.

Area

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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