



- Detached Family Home
- Recently Upgraded Open-Plan Kitchen/Diner
- Five Generous Sized Bedrooms with Integrated Storage
- Two Reception Rooms
- Large 4 Car Driveway with Double Garage
- Conservatory with Fantastic Gardens

**Alba Property View ...**

*"A beautiful and versatile home that has it all - style, space and situated within a superb location"*

**16 Lawson Glade, Adambrae, Livingston**

**EH54 9JT**

**Fixed Price £445,000**



Alba Property are delighted to welcome to the market this stunning 5 bedroom detached property, situated in the sought-after area of Adambrae, Livingston. This magnificent home offers spacious and versatile accommodation over two floors, perfect for families looking for a combination of space, comfort and style. The property benefits from a double integral garage, four car driveway and secluded wrap around gardens surrounded by picturesque mature trees and greenery.

Upon entering the property, you will be welcomed into the foyer leading into the hallway which provides access to the lounge, kitchen/diner, WC, side entrance to the garage and a convenient storage cupboard. The lounge is a bright and spacious room, filled with an abundance of light thanks to the bay window which overlooks the well-maintained front lawn. The décor is in fresh neutral tones and has a wall-mounted gas fireplace, perfect for cosy Winter evenings with friends and family.



The recently upgraded kitchen/diner is the perfect balance of elegance and practicality, fitted with a wide range of modern base and wall mounted units with complementing worktops. Included is an integrated double oven, microwave and fridge with an InSinkerator waste disposal unit and boiling hot water tap for added luxury. The kitchen island has the wow factor, featuring a 5 burner hob and extractor hood with ample space for seating making it the ideal area for a breakfast bar. The open-plan room provides further space for a dining table and chairs for enjoying family meal times. French doors lead out to the impressive conservatory which is spacious, bright, and benefits from underfloor heating for added comfort.

The second reception room features a rear facing bay window which allows in an abundance of light from the south facing garden. The purposes for this room are endless, currently used as a playroom this room could also potentially be used as a home office or family room.





The upper level of the property comprises of five well-proportioned sized bedrooms, all of which have integrated storage and two of the bedrooms benefit from an En-Suite Bathroom complete with WC, wash hand basin and a shower cubicle. The bedrooms are decorated in neutral tones with rich timber accents and carpeted flooring. The tiled family bathroom is complete with a WC, wash hand basin, bath, separate shower cubicle and chrome radiator.

Externally the property sits on a peaceful street with well-tended gardens, a great location for growing families. The four car driveway leads to a double garage where a utility space has been created which includes a sink, worktop space, plumbing for a washing machine and dryer. The south facing secluded rear garden offers a tranquil, open area, offering plenty of space for children to play or is the ideal spot for adults to relax in the summer months. Laid to lawn with the added bonus of external fence lighting. The property also has an external socket to the front of the property and an outside tap and shed to the side.

### Location

Lawson Glade is situated within the popular and highly sought after residential area of Adambrae, Livingston. It is in the catchment area for the highly regarded Bellsquarry Primary School. There is also a mainline train station nearby and easy access to the motorway network. The property is a short 4 minute drive away from Livingston Shopping Centre, Livingston Designer Outlet and the Almonvale Retail Park where you will find a huge array of shops, restaurants and leisure facilities including the Vue Cinema.

**Home Report Value - £475,000**

**Council Tax Band - G**

**Tenure – Freehold**

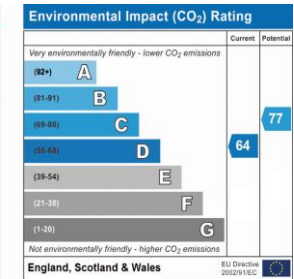
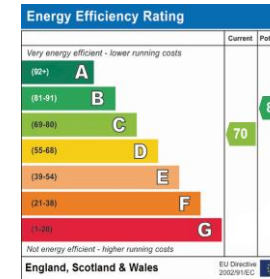
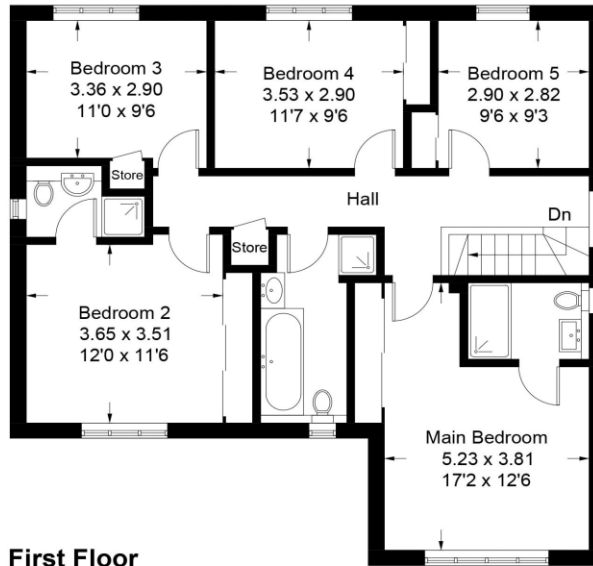
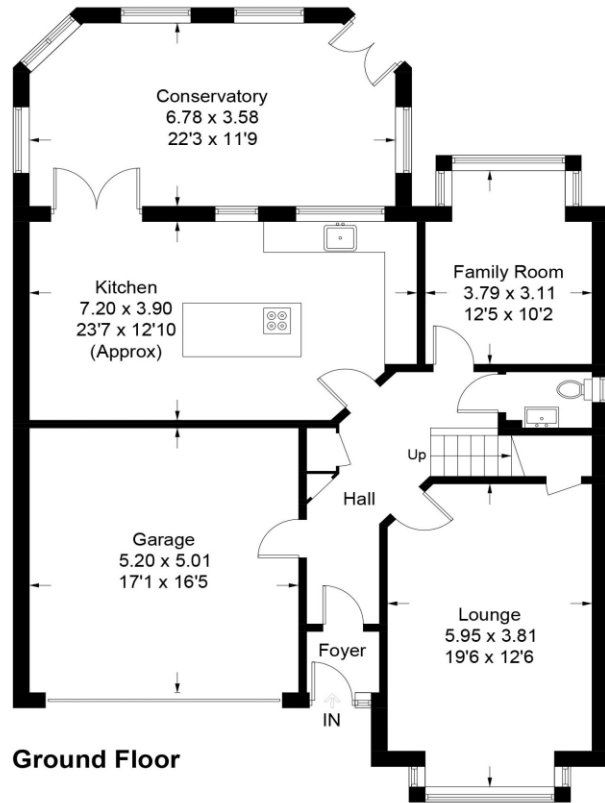
### Extras (Included in the Sale)

All floor coverings, light fittings, blinds, curtain poles and integrated kitchen appliances including microwave, double oven, fridge, hob and hood



# 16 Lawson Glade, Livingston

Approximate Gross Internal Area = 222.7 sq m / 2397 sq ft  
(Including Garage)



## Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

## Room Dimensions

- Lounge** 19' 6" x 12' 6" (5.95m x 3.81m)
- Kitchen/Diner** 22' 3" x 12' 10" (6.78m x 3.9m)
- Conservatory** 22' 3" x 11' 9" (6.78m x 3.58m)
- Family Room** 12' 5" x 10' 2" (3.79m x 3.11m)
- WC** 5' 3" x 3' 7" (1.59m x 1.09m)
- Master Bedroom** 17' 2"x12' 6" (5.23m x 3.81m)
- En-Suite** 1 7' 4" x 4' 11" (2.23m x 1.5m)
- Bedroom 2** 12' 0" x 11' 6" (3.65m x 3.51m)
- En-Suite 2** 5' 9" x 4' 7" (1.75m x 1.39m)
- Bedroom 3** 11' 0" x 9' 6" (3.36m x 2.9m)
- Bedroom 4** 11' 7" x 9' 6" (3.53m x 2.9m)
- Bedroom 5** 9' 3" x 9' 6" (2.82m x 2.9m)
- Family Bathroom** 11' 7"x5' 3" (3.54m x 1.61m)
- Garage** 17' 1" x 16' 5" (5.2m x 5.01m)

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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