



- Detached House - Ideal Family Home
- Bright Lounge - Open Plan Kitchen/Diner
- 3 Generous Bedrooms
- Sunroom - Shower Room & Cloakroom
- Driveway & Garage - Gas Heating & Double Glazing
- Great Private Gardens with a Woodland Backdrop

Alba Property View ...

"An ideal family home in a great location - bright, spacious, accommodation with an amazing garden".

16 Tern Brae, Livingston, EH54 6UQ

Offers Over £245,000



Welcome to 16 Tern Brae, a delightful, detached family home in the sought-after area of Livingston, West Lothian. This superb property offers an idyllic setting thanks to the private rear garden with woodland backdrop, perfect for families seeking a blend of comfort and convenience, with the added bonus of great transport links from Livingston North train station and easy motor access.

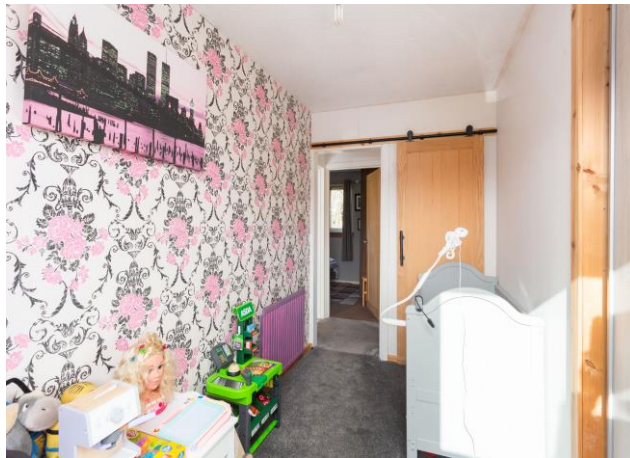
Step inside to discover a welcoming entrance hallway, adorned with exquisite oak wood flooring that flows seamlessly into the lounge, kitchen/diner, sunroom and cloakroom, creating a sense of unity and elegance. A handy under-stair cupboard and a plush carpeted staircase guide you to the private spaces above.

The front-facing lounge exudes a bright and airy atmosphere, with neutral walls and an open-plan layout leading into the well-appointed kitchen/diner. The kitchen is a cook's delight, boasting a comprehensive array of base and wall units, integrated appliances for a streamlined finish, and space for an American-style fridge/freezer—yours to keep with the property. Ample space for a dining table and chairs for enjoying mealtimes with family or entertaining guests. Patio doors invite natural light and offer an easy transition to the outdoors and the delightful sunroom. The sunroom which is currently being used as a dining room would also make a great second reception room or work from home office, an adaptable space with views of the private garden.



A convenient cloakroom with modern fittings completes the ground floor, while upstairs, three generous bedrooms await, all carpeted for that extra touch of luxury. The master bedroom comfortably accommodates a king-size bed, while bedrooms two can easily fit a double along with free-standing bedroom furniture. All three offer ample space for furnishings and bedroom 3 features a striking wallpaper and fitted wardrobes with mirrored doors. A stylish shower room with a contemporary 3-piece suite ensures everyday routines are a pleasure.





Finished to a high standard with internal oak doors, gas heating, and double glazing, this home is ready to envelop you in warmth and security. Outside, the multi-car driveway leads to a detached garage, while the rear garden, with its artificial grass, paved patio, and wooden summerhouse, promises endless moments of relaxation and family fun.

Make 16 Tern Brae your new family sanctuary—a place where memories are waiting to be made.

Sizes

- Hallway** 9' 7" x 6' 10" (2.92m x 2.08m)
- Lounge** 14' 6" x 11' 2" (4.42m x 3.40m)
- Kitchen/Diner** 17' 9" x 9' 5" (5.41m x 2.87m)
- Sunroom** 16' 6" x 9' 7" (5.03m x 2.92m)
- Cloakroom** 6' 4" x 4' 9" (1.93m x 1.45m)
- Bedroom 1** 15' 7" x 8' 5" (4.75m x 2.56m)
- Bedroom 2** 10' 8" x 8' 4" (3.25m x 2.54m)
- Bedroom 3** 12' 3" x 9' 2" (3.73m x 2.79m)
- Shower Room** 8' 5" x 6' 6" (2.56m x 1.98m)

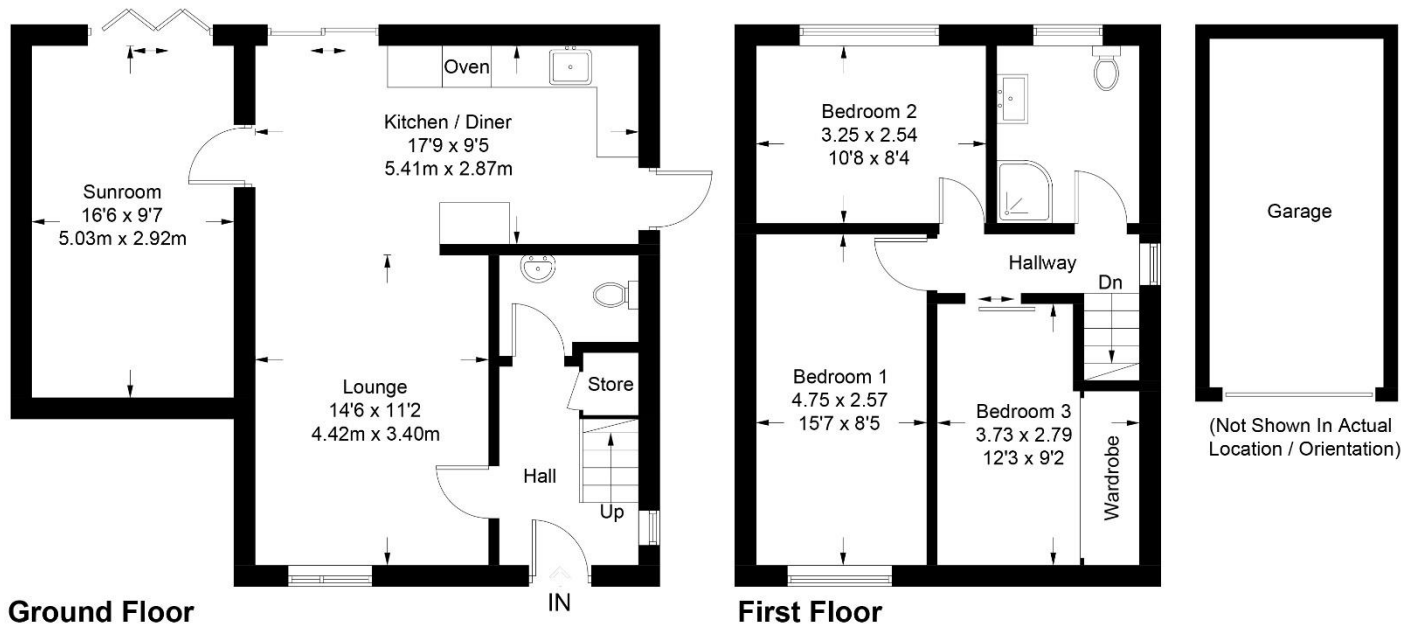
Location

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.



16 Tern Brae, Livingston

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
(Excluding Garage)
Sunroom = 14.9 sq m / 160 sq ft
Total = 97.4 sq m / 1048 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, oven, hob, hood, washing machine, dishwasher, fridge/freezer, summer house and free-standing wardrobes in bedroom 1 & 2.

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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