



**26 Lawson Glade, Adambrae, Livingston,
West Lothian, EH54 9JT**



RE/MAX[®] PROPERTY

Outstanding Detached Property in Sought After Location!

One For Your Viewing List!

Carol Lawton and RE/MAX Property are delighted to offer to the market this beautifully presented, 6 bedroom detached family home nestled in a peaceful, private location. Comprising of entrance vestibule, hall, lounge, dining kitchen, dining/family room, downstairs WC, 6 double bedrooms, 2 en-suites and a family bathroom. Further benefits include front and rear gardens, driveway, garage with music and laundry rooms, GCH and DG. This property is move in condition and would make the perfect family home. A true credit to the current owners.

Adambrae is in a convenient location for all amenities that Livingston offers. A choice of two train stations at Livingston North and South serve both Edinburgh and Glasgow and is well supplied by bus services. Livingston offers a superb selection of facilities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Tenure Freehold
Council Tax Band F
Factor Fee -

The Home Report is available to download from our website.





Front -

There is a large mono bloc driveway for off road parking. There is a lawn area, bordering plants and shrubs, outside lighting and access to the rear of the property.

Vestibule -

Enter via a wooden door with featured windows into the vestibule. Central light fitting, real wood flooring and a radiator. Access to the hall and garage. Plenty of space for storing coats and outdoor footwear.

Entrance Hall - 16' 7" x 4' 5" (5.065m x 1.352m)

Welcoming hall where access can be gained to the lounge, dining kitchen, downstairs WC, bedroom 6 and stairs to the upper level. 2 ceiling spotlight fittings, real wood flooring, under stairs storage cupboard and a radiator.

Lounge - 19' 7" x 12' 6" (5.962m x 3.798m)

Very attractive room with a window to the front of the property. Central light fitting, lovely gas fire, real wood flooring, large storage cupboard and a radiator.

Dining Kitchen - 24' 9" x 12' 10" (7.545m x 3.899m)

Amazing kitchen with a window to the rear of the property. Comprising of base and wall units with complimentary worktops, matching upstand and a stainless steel sink with a chrome mixer tap. Integrated gas hob, double electric oven, extractor hood and a dishwasher. There is space for an American sized fridge/freezer. Central spotlight fitting, laminate tiled flooring and a radiator. Plenty of space for free standing furniture. Access to the dining/family room.

Dining/Family Room - 13' 2" x 9' 2" (4.012m x 2.793m)

Good sized room with French doors leading to the decking at the rear of the property. Central light fitting, laminate flooring and a radiator. Plenty of space for a dining table and chairs.

Bedroom 6 - 12' 3" x 10' 2" (3.745m x 3.107m)

Lovely, big room with a window to the rear of the property. Central light fitting, laminate flooring and a radiator. This room is currently being used as therapy room.

Downstairs WC - 4' 11" x 3' 7" (1.491m x 1.085m)

Handy room with an opaque window to the side of the property. Comprising of a white WC and sink with a chrome mixer tap with vanity storage below. Central spotlight fitting, splash back tiled walls, tiled flooring and a chrome heated towel radiator.

Upper Landing -

Rise the carpeted stairs to the upper level where access can be gained to all the bedrooms, the family bathroom and the loft space. There is a window to the side of the property. Central light fitting, beautiful glass banister, carpet flooring, storage cupboards and a radiator.

Bedroom 1 - 12' 6" x 11' 8" (3.798m x 3.553m)

Light and bright room with a window to the front of the property. Central light fitting and spotlights, built-in double wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator. Access to the en-suite.

En-Suite - 7' 11" x 4' 10" (2.413m x 1.471m)

Modern, high spec room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity units, a walk-in shower cubicle with a mains operated shower and rainfall shower head with a 2nd handheld shower head. Spotlight fitting, tiled walls, tiled flooring, decorative shelf, demisting mirror, shaver point and a chrome heated towel radiator.

Bedroom 2 - 12' 7" x 11' 2" (3.839m x 3.412m)

Generous room with a window to the front of the property. Central spotlight fitting, triple built-in wardrobes, carpet flooring and a radiator. Access to the en-suite.

En-Suite - 7' 8" x 4' 6" (2.344m x 1.374m)

Another fabulous room with a window to the side of the property. Comprising of a white WC, sink with chrome mixer taps and vanity storage, walk-in shower cubicle with an electric shower and glass door. Central light fitting, splash back tiling, vinyl flooring, extractor fan and a radiator.

Bedroom 3 - 11' 9" x 9' 9" (3.57m x 2.96m)

Good, light room with a window to the rear of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator.

Bedroom 4 - 11' 0" x 8' 11" (3.360m x 2.710m)

Another great room that has a window to the rear of the property. Downlighters, large storage cupboard which is used as a wardrobe, carpet flooring and a radiator.

Bedroom 5 - 9' 6" x 9' 0" (2.906m x 2.746m)

Another good sized room that has a window to the rear of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator. This room is currently being used as a home office.

Family Bathroom - 11' 5" x 5' 4" (3.488m x 1.614m)

Wonderful room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap, bath with a chrome mixer tap and a walk-in shower cubicle with a mains operated shower. Central light fitting, wet walls and partially tiled walls, tiled flooring, feature mirror, extractor fan and a radiator.

Rear Garden -

Exceptional, large garden that is private and fully enclosed with a side gate for access. There is a decking area, lawn area, mature trees, plants and shrubs, decorative chipped area and borders, outdoor tap and lighting. The shed will be left as a gift.

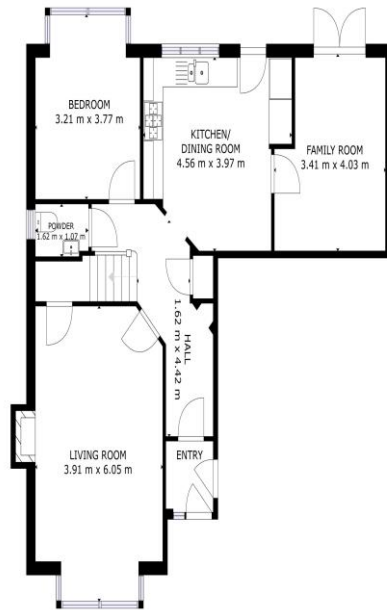
Garage -

With an up and over door this space offers plenty of storage and has power and light. There is a music room and laundry room located in this space. The laundry room has a storage units, a sink with tap and space for a free standing washing machine, tumble dryer and fridge freezer.





“Nobody in the world sells more property than RE/MAX”

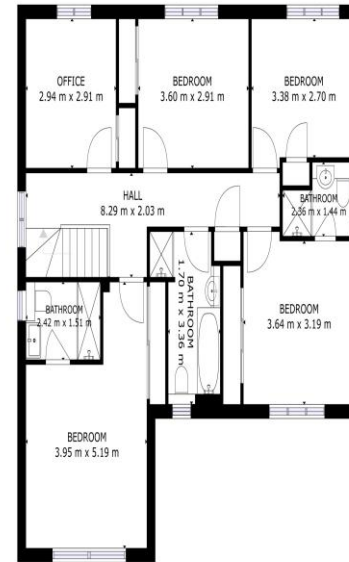


GROSS INTERNAL AREA
FLOOR 1: 79 m², FLOOR 2: 92 m²
TOTAL: 171 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2



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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
A	(91-100)			A	(192-1000)		
B	(81-90)			B	(183-191)		
C	(69-80)			C	(169-180)		
D	(55-68)			D	(155-167)		
E	(39-54)			E	(139-154)		
F	(21-38)	75	84	F	(121-138)	70	80
G	(1-20)			G	(11-20)		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



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