



27 Sundew Glade, Livingston, West Lothian, EH54 9JF





## **LOVELY 6 BED DETACHED VILLA WITH A LARGE CONSERVATORY & EXTENSION HIGHLY SOUGHT AFTER LOCATION!!!**

Janice Bennie, in partnership with RE/MAX Property, is thrilled to present this generously sized detached villa situated in a highly sought-after location.

This 6-bedroom residence offers exceptional family living spaces, highlighted by a lounge boasting a bay window, a downstairs bedroom/office, a dining room, a separate lounge area and a conservatory. The well-appointed kitchen, utility room, and a convenient downstairs WC and further shower room in an area which can be 'self contained', complete the ground floor. Moving upstairs, you'll find 5 bedrooms, 2 of which have En-Suite facilities, along with a newly fitted luxury shower room. The property also boasts beautifully landscaped gardens to the front and rear, as well as a driveway for added convenience.

This is an ideal location with local schools offering education from nursery through to college, all of which are within walking distance. Also within easy walking distance are the extensive shopping and leisure facilities that Livingston has to offer. Access to the local rail and road transport networks for both Glasgow and Edinburgh ensure this family home is an excellent, sought after location. The home report is available from our website.

**Council Tax Band: F Tenure: Freehold**

### **Entrance Hallway - 11' 5" x 3' 4" (3.48m x 1.01m)**

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in neutral colours with carpeted flooring leading to all the rooms, with downlighters providing lighting in this area. This area also benefits from a large cloak cupboard and is served with a wall mounted radiator.

### **Downstairs W.C. - 6' 4" x 2' 7" (1.92m x 0.8m)**

There is the added benefit of a downstairs cloakroom, with a wall mounted wash hand with pedestal and W.C. The light is provided by a front facing opaque window with additional central light, highlighting the laminate flooring, adding the finishing touches to this area.







### **Lounge - 11' 3" x 18' 0" (3.44m x 5.49m)**

Situated at the front of the property this impressive lounge boasts a feature picture window which allows an abundance of natural light to flood the room which faces onto the front aspect with views over the surrounding area. Accessed from the hallway via double wooden framed, glass panel doors, this room is set in a neutral décor, with carpeted flooring, There is classic coving with a centre light and ample power points.

### **Bedroom 3 - 17' 0" x 8' 1" (5.18m x 2.47m)**

This Bedroom has been formed from a conversion of the original garage. This bedroom overlooks the front garden and is a sizeable room, currently used as an office. There is ample room for a range of freestanding furniturnte. It has been decorated stylishly and is complimented with wood effect laminate flooring with lighting provided by a central light fitting. There are ample power points, and a wall mounted radiator.

### **Kitchen/Breakfasting Area - 11' 3" x 12' 3" (3.44m x 3.74m)**

The exceptionally well-appointed, kitchen/breakfasting room comes with an outstanding selection of wall and base units, neatly integrated with a range of appliances including electric double oven and gas hob with overhead extractor. This area provides access to the rear garden through the French Doors and through the conservatory which is attached to this room. There is a wall mounted radiator, ceramic tiled floor and a centre light to finish this room off.

### **Conservatory - 10' 8" x 12' 7" (3.25m x 3.83m)**

Accessed through French doors in the kitchen/breakfasting area, this exquisite area to the rear of the property offers year-round usage and is the perfect spot for morning coffee, taking in the views of the rear garden which it overlooks through the windows on the two sides. The area has wood effect laminate flooring, wall mounted radiators and lighting is from wall lights.

### **Utility Room - 8' 7" x 5' 7" (2.62m x 1.69m)**

Handily located just off the kitchen/breakfasting room, this spacious utility room offers an abundance of extra fitted cabinetry/storage, stainless steel sink, laundry & drying facilities, and provides access to the rear garden.

### **Dining Room - 10' 10" x 9' 7" (3.31m x 2.92m)**

Bright and spacious room with with wood effect laminate flooring, neutral décor, accessed from the hallway and providing access to the family room and downstairs shower room. There is a wall mounted radiator, ample power points and the window looks onto the side of the property.

### **Downstairs Shower Room - 4' 0" x 8' 8" (1.21m x 2.63m)**

Generously sized downstairs shower room with a large, walk-in, glass enclosure which comes complete with an overhead electric shower. The wash hand basin is set in a vanity unit offering hidden storage, and there is a w.c. to finish this room off. There is vinyl flooring, heated chrome towel rail with lighting provided by Downlights.

### **Family Room - 10' 10" x 12' 7" (3.31m x 3.83m)**

Set at the rear of the property overlooking the mature garden which is accessible via the patio doors, this room basks in copious amounts of natural light. Generously sized, this room can accommodate a range of free standing furniture and benefits from carpeted flooring, a centre light and a wall mounted radiator.

### **Upstairs Hallway - 13' 0" x 6' 3" (3.95m x 1.9m)**

Rise the carpeted stairs to the spacious galleried landing where you can gain access to all bedrooms, family shower room and loft space. Central light fitting, carpet flooring, storage cupboard and radiator.

### **Bedroom 1 - 11' 3" x 12' 7" (3.44m x 3.83m)**

The master bedroom benefits from neutral décor and has ample capacity for free standing furniture and various furniture formations. With a front facing large window, the bright room basks in the copious natural light which floods in. There is an added feel of luxury supplied by the sumptuous carpeted floor which sweeps through from the hallway. The room also benefits from and En Suite. The room has a centre light, numerous power points and a wall mounted radiator.

### **Bedroom 1 En Suite - 5' 10" x 6' 6" (1.79m x 1.98m)**

Generous sized en suite which comes complete with a bathtub and overhead mains operated shower, wash hand basin set into a white vanity unit and separate W.C. The walls are part tiled, and floor has a vinyl covering, there is a centre light with additional natural light supplied by the opaque window to the side of the property.

### **Bedroom 2 - 11' 3" x 10' 11" (3.44m x 3.33m)**

The second bedroom overlooks the rear garden and is a sizeable double room with ample room for freestanding furniture. It has been decorated stylishly and is complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

### **Bedroom 2 En Suite - 5' 1" x 6' 6" (1.55m x 1.98m)**

The wonderful crisply decorated en-suite boasts a white three-piece suite comprising of separate, fully tiled shower room with walk-in shower enclosure and mains operated overhead shower with a downlights set into the white UPVC ceiling. There is a vanity unit housing the sink with a separate back to wall W.C. It is supplemented by the attractive ceramic tiled flooring, wall mounted heated towel rail.

### **Bedroom 4 - 8' 7" x 11' 7" (2.62m x 3.53m)**

This double room has been decorated in neutral tones with a large window overlooking the rear of the property & surrounding neighbourhood. There is ample space for various furniture formations, and the room is served with a number of, power points, central lighting and carpeted flooring.

### **Bedroom 5 - 16' 10" x 8' 7" (5.13m x 2.62m)**

This bedroom overlooks the front garden and is a sizeable double room with ample room for freestanding furniture. It has been decorated stylishly and is complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

### **Family Shower Room - 8' 0" x 6' 3" (2.43m x 1.9m)**

This shower room boasts a contemporary design with sleek and stylish fixtures and fittings, The walls fully tiled in a chic grey and the floor is a and crisp white tile making this the perfect combination that complements the shower's elegant glass enclosure. As you step into the shower, you'll be greeted by a powerful rainfall shower head that provides a gentle and relaxing showering experience. The sleek and stylish design of the shower room is complemented by the rest of the space, which includes a modern sink and vanity unit, complete with ample storage space for all your toiletries. The mirror and lighting fixtures are thoughtfully placed, providing excellent illumination for your daily grooming routine.

### **Front Garden**

Occupying a sizable corner plot, which boasts an exceptionally inviting exterior, the house sits behind a sweeping Monoblock driveway which can hold up to several vehicles, bordered by mature planting, this sets the tone for the rest of the property.

### **Rear Garden**

The rear garden - now, this offers a timeless and unspoilt setting, a feeling which is heightened by optimum privacy. There are several comfortable seating areas, including a custom-built deck area and a further paved patio area. The rear garden is bound by fencing and mature shrubbery for optimum security and privacy making this the perfect place to enjoy those long summer evenings and lap up that well needed sunshine.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



Janice Bennie  
 07919 035185  
 jbennie@remax-scotland.net

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