



**15, Brotherton Wood, Bellsquarry,
Livingston, West Lothian, EH54 9FQ**



RE/MAX[®] PROPERTY

This fantastic house is in a quiet cul-de-sac, close to local amenities and in catchment for great schools. Neutrally finished, this new build property in the new Brotherton Forest estate will make a fantastic home. This home is ideal for many needs, especially for families requiring bedroom and office space. This new development in the Bellsquarry area is set between Livingston and West Calder. The location is ideal, with the neighbourhood offering local amenities including schools, shops and social/recreational venues. Further supermarkets, sporting facilities, restaurants and all levels of schooling, can found in nearby Livingston. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach M8 and A71 road networks. Trains stations can be found in West Calder and Livingston, and Edinburgh International Airport is nearby.

Front Garden

A welcoming approach features a spacious driveway with a mono-block finish. There is access round both sides of the house to the rear of the property. There is grass to the front of the property, split by a path from the driveway to the front door.

Entrance Hallway

Entry to this inviting hallway is through a composite door featuring decorative glazing. The décor begins with neutrally finished walls and wood effect vinyl to the floor. An understairs cupboard makes use of space, while a ceiling light brightens this area. A radiator, a smoke detector and power points.

Living Level Toilet

1.240m x 2.661m (04'00" x 08'08")

This bright room is equipped with a modern white suite comprising of a close-coupled toilet and pedestal wash basin. A window to the side of the property allows in natural light to compliment the ceiling light. A half tile half feature paper wall stands out from the remaining neutral painted walls, while a wood effect vinyl covers the floor.

Bedroom 5 / Study

2.339m x 2.662m (07'08" x 08'08")

This cosy room has a feature paper wall, with neutral paint to the remaining walls, complimented by the neutral carpet to the floor. A window to the front of the property gives support to the ceiling light. A radiator and power points are also provided.

Lounge

4.601m x 3.044m (15'01" x 09'11")

This impressive room, with double doors from the kitchen, has a feature bay window (**1.891m (06'02") wide**) to the front of the property. Decorated with one feature neutral paper wall, and neutral tones to the remaining walls, with a dark neutral carpet to the floor. Ceiling lighting, a radiator, power points, and a smoke detector are all also provided.





Kitchen/Dining

2.138m (07'00") widening to 3.004m x 7.983m (09'10" x 26'02")

With a rear garden outlook, this room has lots of natural light entering through the two windows and glazed doors. There are wall and floor units with neutral frontages. The dark wood effect work surfaces blend with the wood effect vinyl flooring, with the walls finished in a neutral tone. Equipped with a large 4-ring hob, which is further complemented with an overhead extractor. The sink area features a mixer tap over a one and a half stainless steel sink with drainer. Two lots of ceiling lights, a radiator, a smoke detector, an extractor, a built-in storage cupboard, and power points are included.

Utility Room

1.712m x 1.641m (05'07" x 05'04") at maximum

An extremely useful room, fitted with two cupboards under the dark wood effect countertop. The boiler is housed here, and the room also allows access to the side of the property through a glazed composite door. Decorated with neutral paint to the walls and wood effect vinyl to the floor. A ceiling light brightens the room, and an extractor, a smoke detector and power points complete this area.

Stairs and Landing

The carpeted stairs lead to the upper landing, which is also carpeted and has neutrally finished walls. There is a built-in cupboard, a ceiling light, power points, access to the attic and a smoke detector also provided.

Family Bathroom

1.691m x 2.695m (05'06" x 08'10")

This delightful room has neutrally painted walls and has wood effect vinyl to the floor. The bath and cubicle, which houses a mains shower, are both decorated with a neutral hexagonal splashback. A white pedestal sink and close-coupled toilet top the room off nicely. Natural light comes the window to the rear and there is a ceiling light. A radiator and an extractor complete the room.

Main Bedroom

1.869m (06'01") widening to 2.956m x 5.331m (09'08" x 17'05")

This lovely room is decorated with feature paper to two of the walls and neutral paint to the remaining. The floor is decorated with a neutral carpet. An en-suite shower room is present, while windows to the front of the property allow for plenty of natural light and there is also plenty of ceiling lighting. A radiator, a storage cupboard, and power points are supplied.

En-Suite Shower Room

1.380m x 1.180m (04'06" x 02'10")

This charming room is equipped with neutral paint to the walls and has wood effect vinyl to the floor. The white suite comprises of a pedestal sink and a close coupled toilet, while a cubicle decorated with neutral tile houses a mains shower. Natural light comes in with the window to the side and there is a ceiling light. A radiator and an extractor complete the room.

Bedroom Two

3.831m x 2.549m (12'06" x 08'04")

This lovely room has been finished with one wall possessing a half pink feature paper, half pink wood finish, with the remaining walls painted with neutral tones. A fitted neutral carpet covers the floor, while a window to the front of the property allows in natural light and there is also a ceiling light present. A radiator and power points are also supplied.

Bedroom Three

3.931m x 2.557m (12'10" x 08'04")

This superb room has been finished with neutral tones to the walls and a fitted neutral carpet to the floor. The window to the rear of the property allows in natural light and there is a ceiling light. Both power points and a radiator are provided.

Bedroom Four

2.390m x 2.528m (07'10" x 08'03")

This splendid room has been finished with neutrally painted walls bar one, which is decorated with a half-height blue wood finish, while the floor is finished with a neutral carpet. A window to the rear of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Rear Garden

This lovely garden has been designed to create an excellent space to sit and relax or entertain. There is high fencing on all sides with two gates providing access to the front of the property. There is tidy slabbed path along the length of the property, with an upper grassed area separated from the path by a raised deck area. A gravel area to the left side allows access to the garage while avoiding the grass.

Garage

This garage has been converted into a study, with soundproofing measures, as well as insulation, power, and lighting. Access to the garage is through a composite door from the rear garden.

Additional Items

Tenure: Freehold. Council Tax Band: F. Factor Fee – around £32 per quarter.

All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

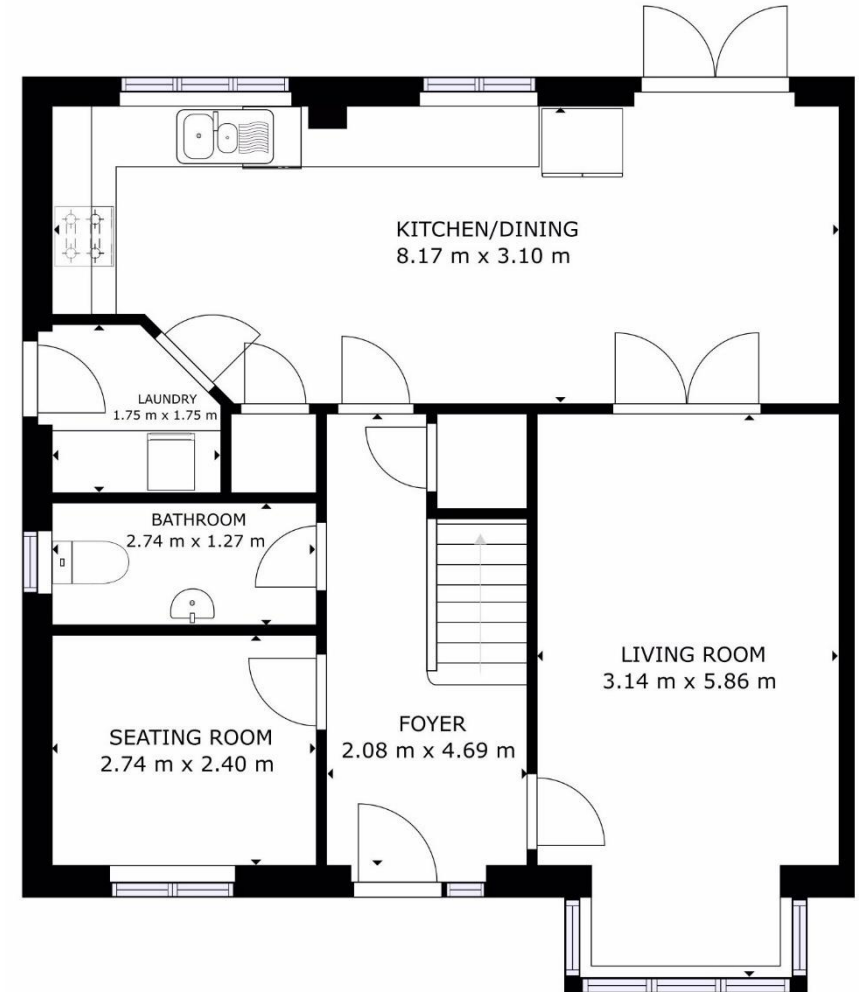
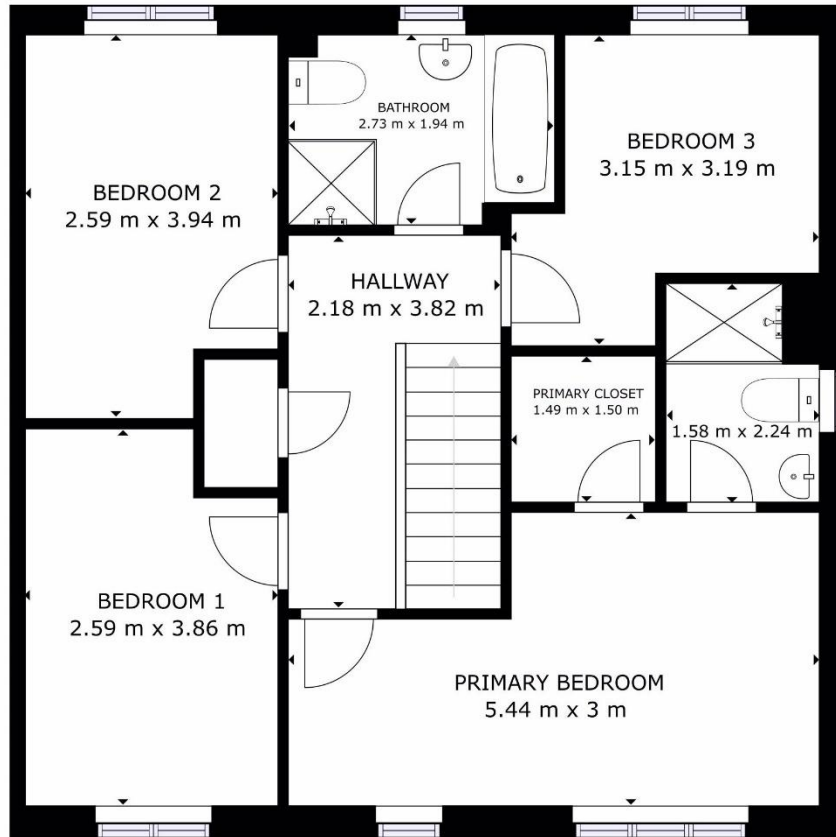
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



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