



25 Martin Brae

Livingston

EH54 6UR

Offers Over £269,500

Caesar & Howie
Solicitors & Estate Agents



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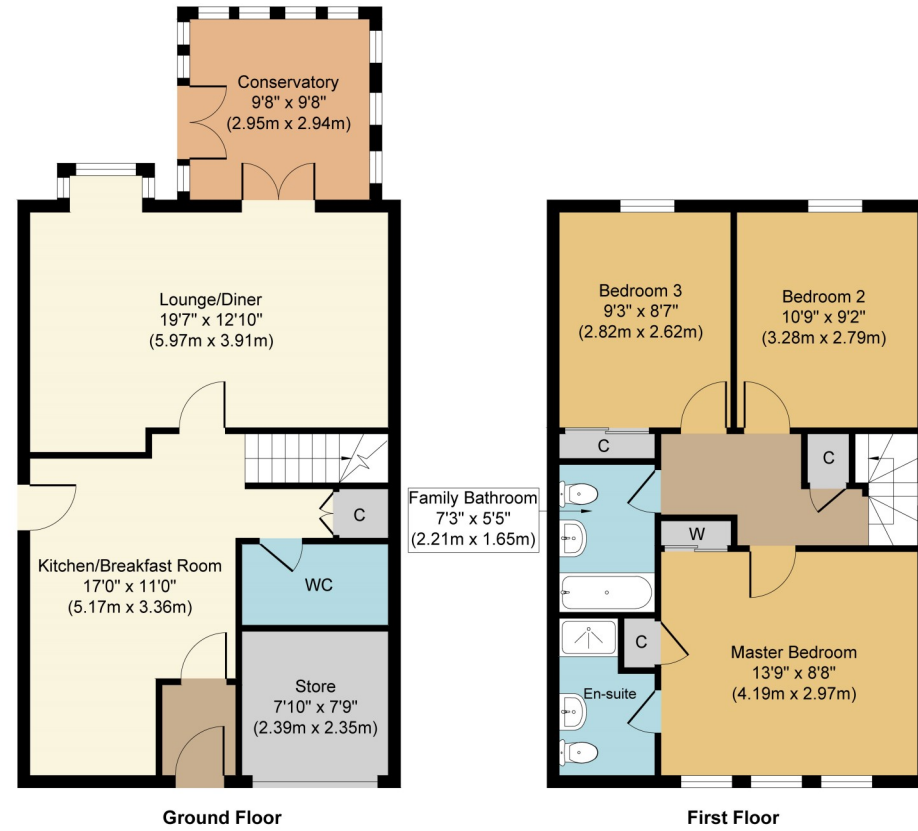
Be quick to view this truly immaculate and fully modernised detached villa in central/ sought after location. Features a luxury/fully equipped kitchen/breakfast/family room, with superb range of units and integrated appliances. The spacious lounge/dining overlooks the rear garden and a sizable conservatory has been added. All bedrooms are well proportioned and both bathroom and En-suite recently upgraded. The property is set within very attractive gardens and is ideally placed for nearby hospital, rail station, local shops, schools and town centre. This is truly a walk-in property, finished to the highest standard and will make an excellent family home.

- Entrance
- Feature luxury kitchen/breakfast room
- Larger W.C.
- Spacious lounge/dining room
- Conservatory/lightweight insulated roof
- Large master bedroom/en-suite
- Two further bedrooms
- Modern well appointed bathroom
- Reduced garage/store
- Attractive well kept gardens
- Monoblock driveway
- GCH & DG
- Council Tax Band E
- Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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