



B BRIDGES
PROPERTIES
FOR SALE

18 Fairlie Road, Livingston

Offers Over £375,000

18 Fairlie Road

Livingston

Welcome to Fairlie Road, Livingston, a beautifully presented four bedroom detached home built by Bellway in 2024, forming part of a modern and highly desirable development. This impressive Victoria house type has been owned since new and remains in immaculate, move in condition throughout, offering generous living space, four double bedrooms, a southwest facing suntrap garden and a single garage with a two car driveway.

Upon entering, you are welcomed into a long and inviting hallway that immediately sets the tone for the spacious layout of the home. To the right hand side is the downstairs WC, finished with half height tiling around the basin and chrome fittings. Moving along the hallway, there is useful storage beneath the staircase, ideal for everyday household items.

Positioned to the front of the property is the main lounge, a bright and generously sized room that comfortably accommodates two large sofas along with a media wall arrangement. A large front facing window fills the space with natural light, while the neutral décor provides a blank canvas ready for a new owner to personalise.

To the rear of the home lies the impressive open plan kitchen and dining area, which spans the full width of the property and forms the true heart of the home. The kitchen is finished with matte white cabinetry and is fitted with a range of integrated appliances including a fridge freezer, dishwasher, microwave, oven and a four point gas hob with extractor. A breakfast bar provides casual seating for three to four people, while the dining area comfortably accommodates a table for four to six guests. Patio doors open directly onto the southwest facing rear garden, allowing natural light to flood the room and creating a seamless indoor outdoor flow.

Just off the dining area is the utility room, which provides additional space for a washing machine and tumble dryer along with a sink and further storage. The utility room also includes a pantry cupboard and provides convenient access to the rear garden.



Upstairs, the property offers four well proportioned double bedrooms arranged around a spacious landing that feels bright and airy. The principal bedroom is positioned to the front of the home and comfortably accommodates a super king size bed with bedside cabinets and additional furniture. This room benefits from mirrored fitted wardrobes and a private ensuite shower room finished with splashback tiling and chrome fittings. Bedroom two is located to the rear and comfortably fits a double bed with bedside cabinets and additional storage. Bedroom three, positioned to the front of the home, is another generous double room and benefits from a large fitted wardrobe. Bedroom four is currently used as a home office but can easily accommodate a double bed and wardrobe space, offering excellent versatility for family living.

The main family bathroom is centrally located and comprises a three piece suite with a bathtub, finished with tiling around the bath area and chrome fittings. A linen cupboard on the landing provides additional storage.

Externally, the property benefits from a southwest facing rear garden, enjoying excellent sunlight throughout the afternoon and evening and providing a fantastic space for relaxing or entertaining. To the front, there is a two car driveway leading to the single garage, along with additional visitor parking within the development.

Fairlie Road is ideally located within Livingston Village, offering easy access to a wide range of local amenities. The property falls within the catchment for James Young High School and St Margaret's Academy, while Bannatyne Health Club is within walking distance. Morrison's supermarket and the Livingston Designer Outlet are nearby, providing extensive shopping, dining and leisure options. The area also benefits from excellent transport links via the M8 motorway, along with rail connections from Livingston North and Livingston South train stations, offering direct routes to Edinburgh and Glasgow.

This is a modern, spacious family home in exceptional condition, offering contemporary living within one of Livingston's most convenient and well connected residential locations.



Home Report Value- £385,000

EPC - B

Council Tax Band - F

Square Ft- 1313/122m2

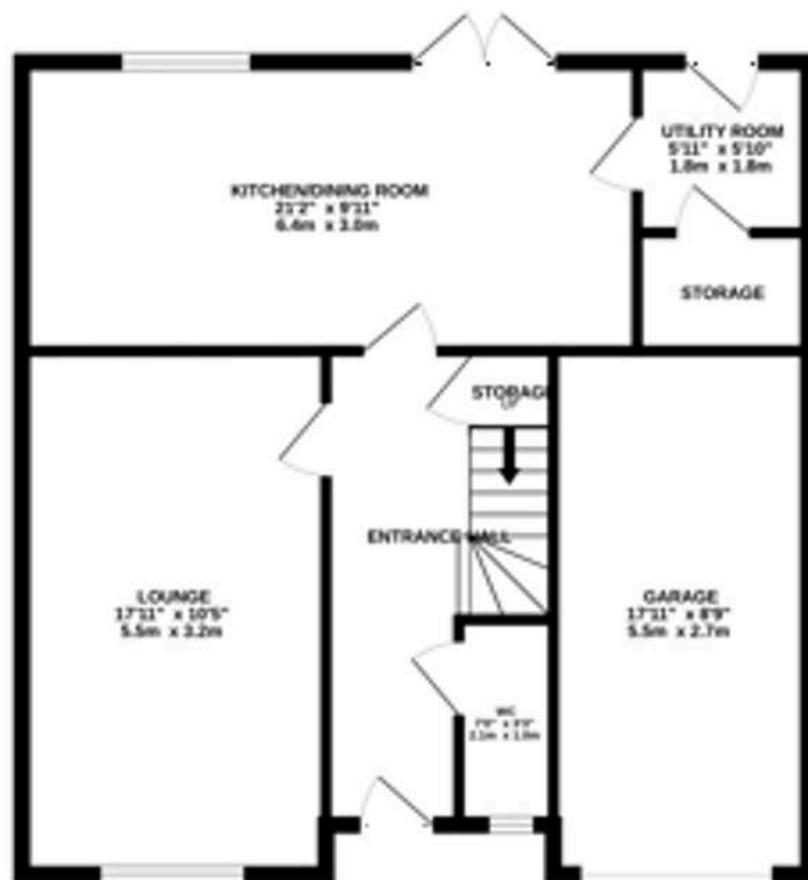
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- Open Plan Kitchen & Dining Area
- Four Spacious Double Bedrooms
- South West Facing Garden
- Garage with Double Driveway
- Excellent Transport Links via Livingston South/North Train Station

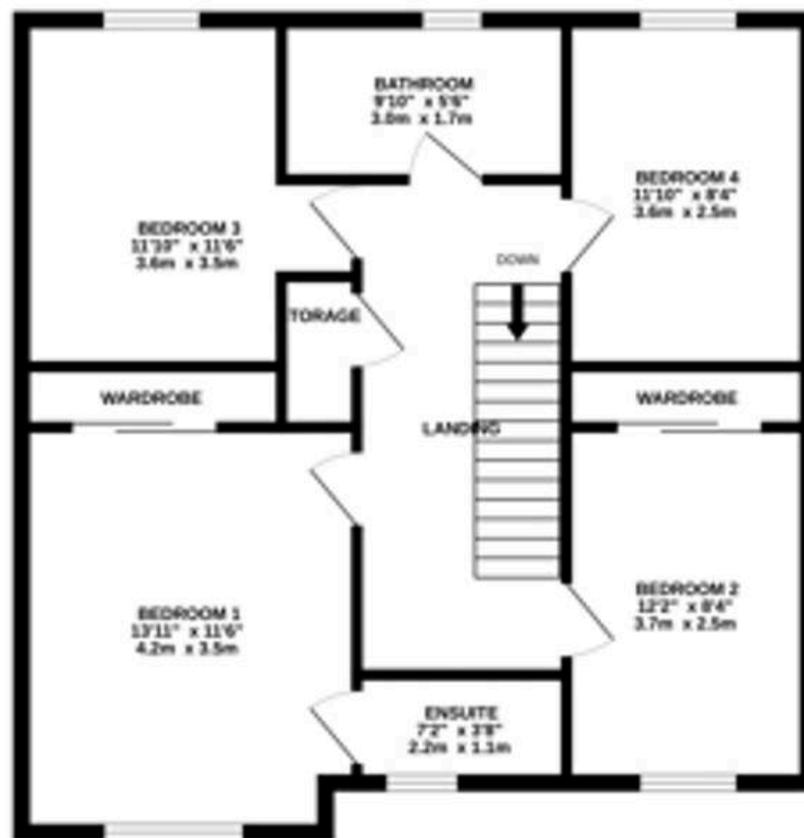




GROUND FLOOR



1ST FLOOR



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