



6 Tern Brae, Livingston

Offers Over £250,000



## 6 Tern Brae, Livingston

Set within one of Livingston's most desirable residential areas, 6 Tern Brae is an immaculately presented semi detached family home offering exceptionally stylish interiors, generous living space and superb open plan accommodation perfectly tailored for modern family life.

From the moment you step inside, the home immediately impresses. A bright and beautifully presented entrance hallway creates a warm and inviting first impression, finished in tasteful neutral tones with contemporary flooring that sets the tone for the quality and attention to detail found throughout the property.

The lounge is undoubtedly the showpiece of the home, exceptionally spacious and finished to an impeccable standard. A striking bespoke media wall with elegant wood panelling forms an impressive focal point, adding both sophistication and warmth to the room. The generous proportions comfortably accommodate a range of furnishings, making it the ideal setting for both relaxing evenings and entertaining guests. Large windows flood the room with natural light, further enhancing the bright and airy atmosphere throughout.

To the rear, the property opens into a stunning open-plan kitchen and dining area which truly forms the heart of the home. The contemporary kitchen has been thoughtfully designed with a sleek range of modern wall and base units, quality worktops, integrated appliances and excellent preparation space. Stylish LED floor lighting further elevates the space, creating a luxurious and modern finish. The impressive dining area flows seamlessly from the kitchen and comfortably accommodates a large eight seater dining table with ample additional space for entertaining, making it perfectly suited to family gatherings, dinner parties, and social occasions alike. Feature ceiling lighting and contemporary finishes throughout further enhance the stylish yet highly practical design of this exceptional living space.



A standout feature of the property is the impressive conservatory extension, which significantly enhances the ground floor accommodation. Flooded with natural light from the surrounding windows and feature skylights, this exceptional additional living space offers fantastic versatility and can be utilised as a second sitting room, garden room or informal dining area. Sliding patio doors provide direct access to the rear garden, effortlessly blending indoor and outdoor living during the warmer months.

Completing the ground floor is a recently upgraded and highly stylish WC. Beautifully tiled throughout, the contrasting textures and tones create a sleek and elegant finish whilst maintaining a neutral palette ideal for future personalisation.

Upstairs, the home continues to impress with a beautifully redesigned contemporary family bathroom finished to an exceptional standard. The space features stylish full height tiling, a sleek fitted bath with overhead rainfall shower and glass screen, a modern vanity unit with countertop basin and elegant brushed brass fittings throughout. Natural wood effect panelling adds warmth and character, whilst the frosted window allows excellent natural light and privacy, creating a luxurious spa inspired atmosphere.

The spacious principal bedroom is tastefully decorated in calming neutral tones, offering a bright and peaceful retreat. Generous proportions allow ample space for a double bed and additional furnishings, whilst a large window enjoys pleasant open views and fills the room with natural light. Soft carpeting and contemporary décor complete the room perfectly.

The second bedroom is equally well presented and highly versatile, ideal as a child's bedroom, guest room or home office. Finished with modern neutral décor and plush carpeting, the room enjoys excellent natural light from the rear facing window whilst maintaining a bright and airy feel.

The third bedroom is another impressive and flexible space, benefiting from fantastic storage and stylish neutral décor. Perfectly suited as a guest bedroom, nursery, dressing room or home office, the versatility on offer is ideal for growing families and modern lifestyles alike.





Externally, this outstanding home continues to impress. The property occupies a generous plot with an expansive driveway providing excellent off street parking, further enhanced by secure gated access, ideal for families with children. To the rear lies a large, low maintenance private garden featuring decking and artificial grass, creating the perfect sun soaked setting for outdoor entertaining, summer evenings and relaxing in complete privacy.

The garage has been fully upgraded into a state of the art home gym, fully powered and expansive in size, offering endless possibilities for future owners whether as a gym, studio, workshop or additional flexible living space.

Situated within the ever popular Tern Brae area of Livingston, the property benefits from excellent local schooling, nearby amenities, beautiful walks and superb transport links, making it an ideal location for families and commuters alike.

Presented in true walk in condition and completed to an exceptional specification throughout, 6 Tern Brae offers a rare opportunity to acquire a stunning modern family home ready for its next owners to simply move in and enjoy.

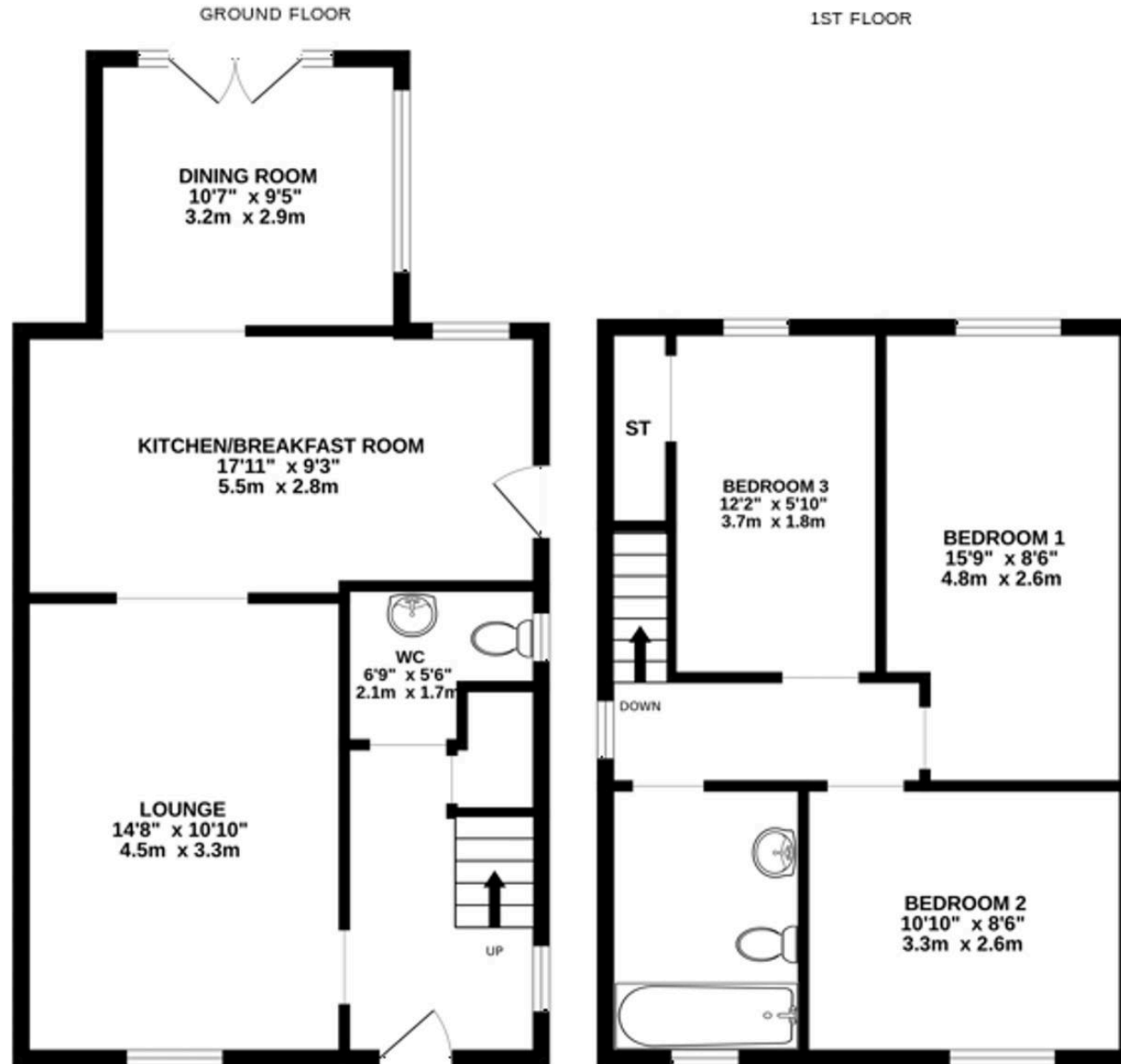
Home Report Value- £260,000

EPC - C

Council Tax Band - D

Square Ft- 1001/ 93m2





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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