



99 Buchanan Crescent, Livingston
West Lothian EH54

Offers Over **£295,000**





99 Buchanan Crescent

Livingston, Livingston

Beautifully renovated 3-bedroom detached home with three true double bedrooms, a spacious living room with multi-fuel burner, stylish modern kitchen, en-suite, enclosed patio area and a peaceful cul-de-sac setting in Livingston, ready to move straight in.

Council Tax band: E

- Beautifully renovated home – ready to move straight in
- Rare three true double bedrooms
- New windows, doors, gutters and soffits
- Spacious main living room with feature bay window
- Multi-fuel burner creating a striking focal point
- Modern kitchen with stylish finishes and excellent storage
- Principal bedroom with en-suite and built-in wardrobes
- Enclosed patio area ideal for outdoor dining and entertaining
- Quiet cul-de-sac setting in a sought-after Livingston location



Entrance Hallway

Entered via a newly fitted front door through a practical porch, the hallway offers a clean and welcoming first impression. Stairs rise ahead, with access to the main living space on the right, a simple, well-balanced layout that flows effortlessly.

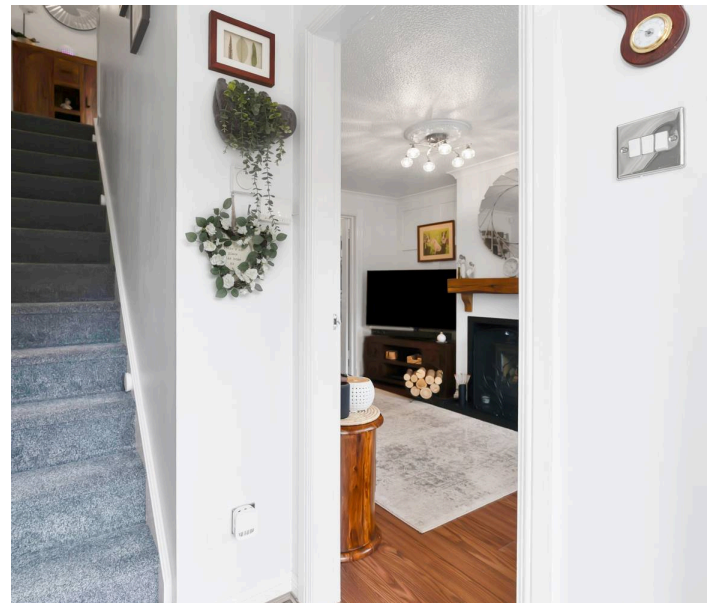
Living Room

19' 8" x 23' 0" (6.00m x 7.00m)

A beautifully proportioned main living space, designed for both comfort and presence.

A feature bay window to the front draws in natural light, enhancing the sense of space, while a multi-fuel burner sits at the heart of the room, creating a natural focal point and a warmth that's felt as much as it is seen. The proportions allow for flexible layout, easily accommodating both relaxed seating and more sociable arrangements.

Glazed French doors lead through to the dining room, offering an open, connected feel when desired, yet the flexibility to separate the spaces when needed.



Dining Room

7' 10" x 10' 6" (2.40m x 3.20m)

Positioned between the living space and kitchen, the dining room is naturally connected via glazed French doors, creating an easy flow through the home. Patio doors open onto an enclosed patio area, allowing for effortless indoor-outdoor living, ideal for dining outside in warmer months or entertaining with ease.

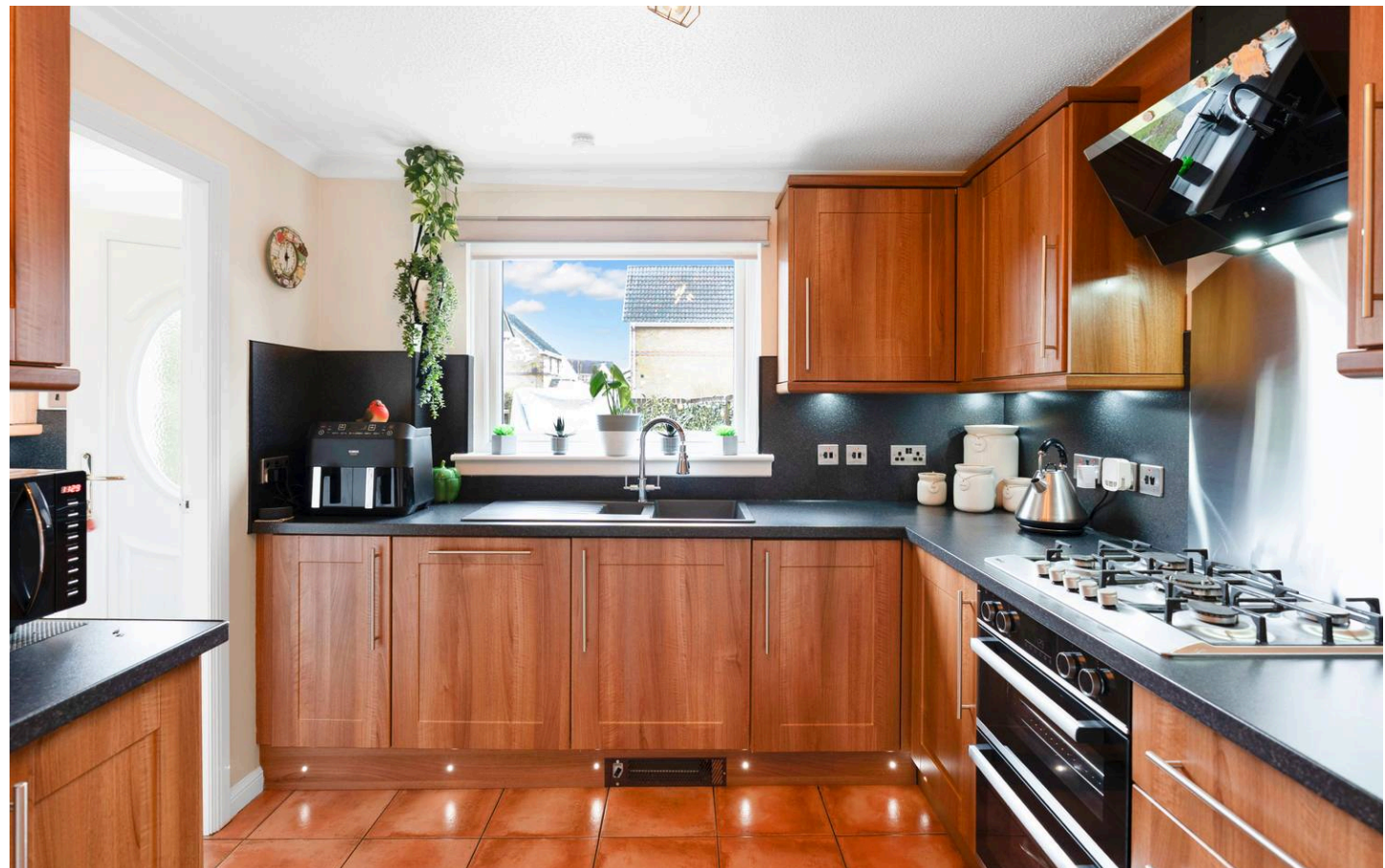
A bright, sociable space, perfectly placed for gathering, dining, and conversation.

Kitchen

8' 10" x 10' 6" (2.70m x 3.20m)

A beautifully finished kitchen, combining warm wood cabinetry with contrasting black worktops and splashback, creating a modern yet inviting space. Well laid out and highly functional, it offers excellent storage throughout, along with integrated oven, hob and hood.

A window to the rear garden brings in natural light, while a convenient storage cupboard keeps everything neatly organised. A door leads through to the utility room, adding further practicality to an already well-considered space.





Utility Room

5' 3" x 7' 3" (1.60m x 2.20m)

Continuing the style of the kitchen, the utility room features matching cabinetry and worktops, maintaining a seamless flow through the home. Designed with practicality in mind, it includes a separate sink, additional storage, and direct access to the rear garden.

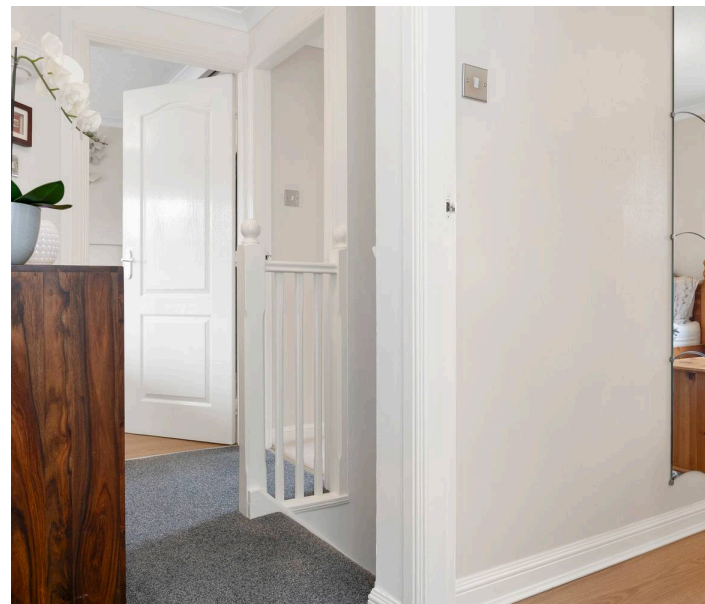
WC

2' 11" x 5' 3" (0.90m x 1.60m)

A convenient downstairs WC completes the space, ideal for everyday living and busy households. Finished in the same colour scheme and style as the kitchen, the downstairs WC features white gloss cabinetry and clean white sanitary ware, keeping the flow consistent throughout the home.

Landing

Upstairs, the landing provides access to all three bedrooms and the family bathroom. Practical in design, it also benefits from two storage cupboards, offering useful additional space to keep everyday living organised.



Master Bedroom

11' 10" x 11' 10" (3.60m x 3.60m)

A generous principal bedroom, positioned to the rear of the home with a large window overlooking the garden, creating a calm and private setting, away from the day-to-day.

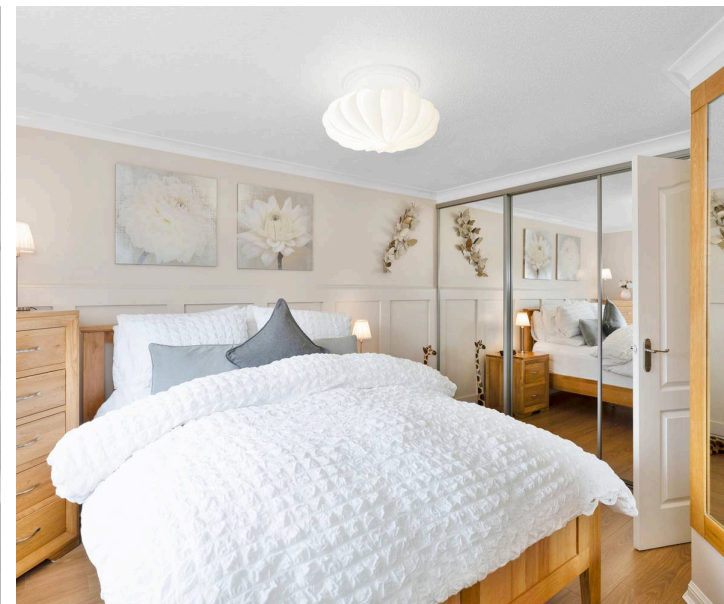
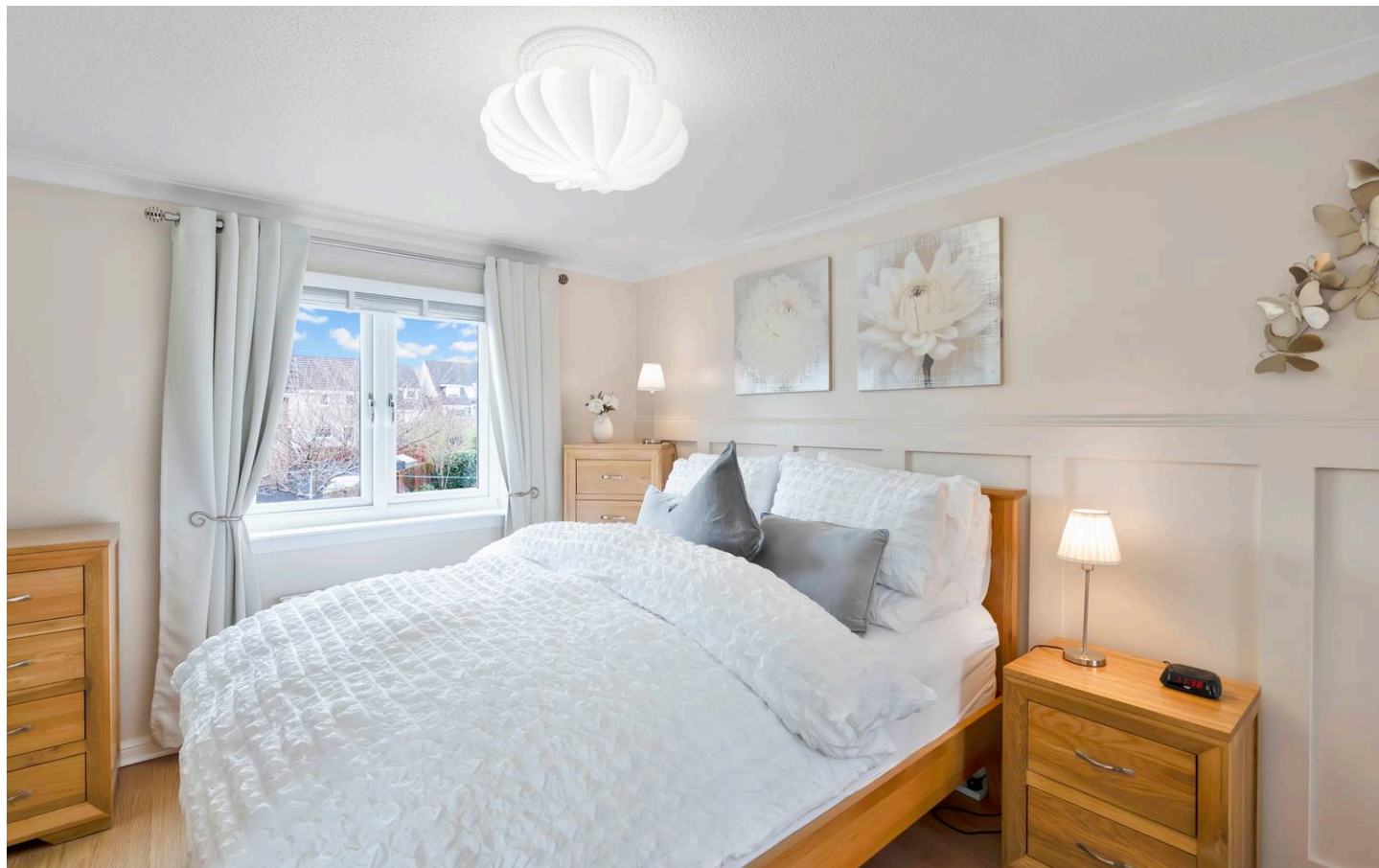
Well-proportioned and thoughtfully arranged, the room offers a relaxed and restful atmosphere, with ample space for freestanding furniture alongside large built-in wardrobes that provide excellent storage while maintaining a clean and uncluttered feel.

A comfortable retreat within the home, designed for both ease and quiet relaxation.

En-Suite

5' 7" x 7' 3" (1.70m x 2.20m)

A stunning en-suite, finished in a bright, modern style with white porcelain sanitary ware and white gloss cabinetry. Featuring a sleek shower cubicle and a window to the rear, the space is filled with natural light, creating a fresh, clean and contemporary feel.





Bedroom 2

11' 10" x 11' 10" (3.60m x 3.60m)

A spacious second bedroom, comparable in size to the principal room, offering excellent proportions and flexibility. Positioned to the front of the home, it benefits from a large window bringing in natural light and an additional storage cupboard, making it as practical as it is comfortable.

Bedroom 3

10' 10" x 11' 2" (3.30m x 3.40m)

A particularly spacious third bedroom, almost matching the proportions of the others, a rare and valuable feature for a home of this kind. Positioned to the front, it benefits from a large window and built-in wardrobes, comfortably accommodating a double bed while still offering excellent usable space.

Family Bathroom

5' 7" x 6' 11" (1.70m x 2.10m)

A stunning family bathroom, finished in a bright, modern style with white gloss cabinetry and contemporary porcelain fittings. A warm wood-effect floor adds contrast and softness to the space, creating a finish that is both stylish and inviting.





Back Garden

The garden wraps around the property, offering a well-balanced outdoor space that is both private and easy to maintain. An enclosed patio area provides the perfect setting for outdoor dining and relaxing, sheltered enough to enjoy even on typical Scottish days, yet ideal for warmer evenings. Beyond this, a further section of garden offers a more secluded feel, complete with a shed and dedicated log storage. A path runs along the side of the home, leading to gated access at the front, while the overall aspect enjoys sunlight throughout the day, creating a bright and usable space from morning through to evening.

Front Garden

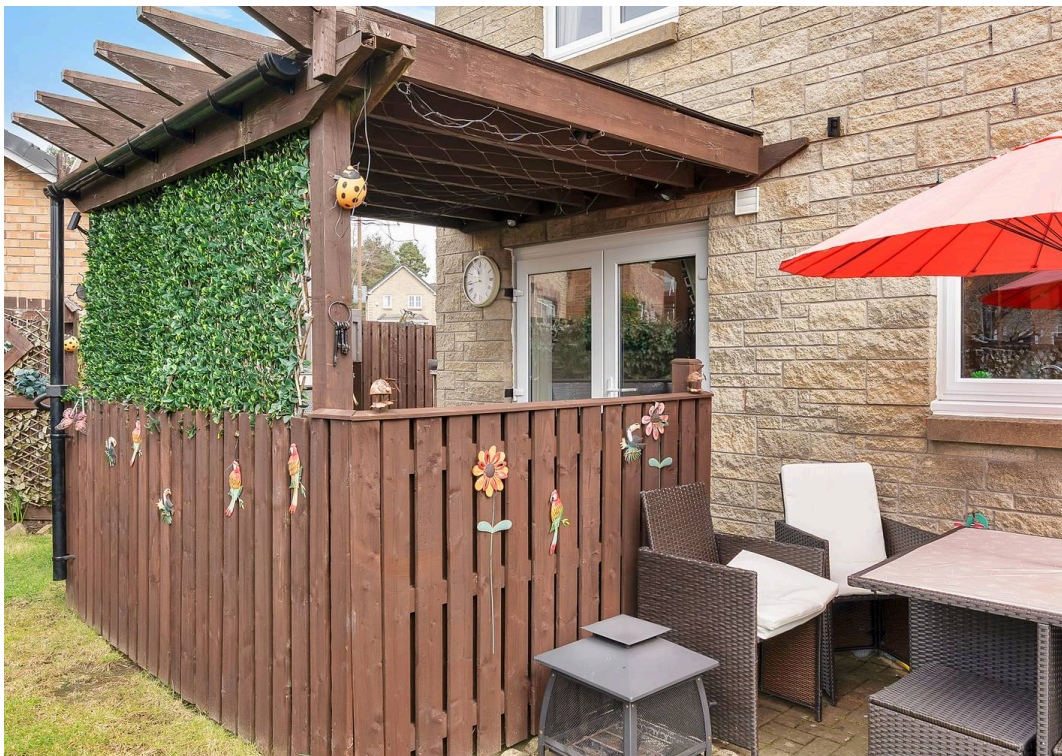
Occupying a prestigious corner plot, the property enjoys a generous front garden that wraps around the home, creating a real sense of space and presence. Well maintained and easy to care for, the garden incorporates a driveway along with a separate parking area, offering both practicality and flexibility for multiple vehicles. A bright and open setting, enjoying sunlight throughout the day.

Garage & Parking

The property benefits from a single garage, providing secure parking and useful additional storage.

In addition, there are two separate driveway areas offering flexible and convenient parking. A monobloc driveway sits to the front of the garage, while a second driveway to the side is finished with decorative pebbles, creating a unique and visually appealing setting, with space for multiple vehicles.

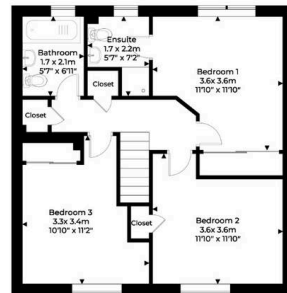




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Approximate Gross Area
107 sq m / 1152 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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