



17 OAKWOOD PARK

Livingston, West Lothian, EH54 8AW



2

Public Room



6

Bedrooms



3

Bathroom



17 OAKWOOD PARK

This impressive six-bedroom detached townhouse enjoys a peaceful leafy location in popular Livingston, ideally positioned for convenient access to the M8 motorway and just a five-minute drive from well-regarded schools and rail links, making it perfect for commuters and families. A particular highlight of the property is its beautifully maintained rear garden, which backs directly onto private woodland. This attractive natural backdrop not only provides a picturesque setting throughout the seasons but also affords a high degree of privacy and seclusion—an increasingly rare feature that enhances the overall sense of tranquillity and exclusivity.

Internally, the home offers bright, modern interiors, thoughtfully arranged over three levels to suit a variety of lifestyles. The ground floor features two spacious, interconnecting reception rooms, with seamless access out to the garden. The well-appointed dining kitchen is both stylish and practical, offering ample space for dining and further direct access to the outdoors. Across the upper floors, the property continues to impress with six bedrooms, providing flexible accommodation. A contemporary bathroom, two shower rooms, and a WC ensure that the home is well-equipped for modern living. Further benefits include a private driveway and an integral garage.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Leafy residential setting in well-connected Livingston
- Detached three-storey townhouse
- Welcoming entrance hall with guest WC
- Bright, spacious living room connected to:
- Dining/sitting room with garden access
- Well-appointed dining kitchen with garden and garage access
- Six spacious bedrooms (four with fitted storage)
- Two shower rooms (one en-suite to the principal bedroom)
- Family bathroom
- Neatly kept gardens (enclosed to the rear with excellent shed storage)
- Private driveway and integral single garage







Extras: All carpets are included as laid, blinds (including unfitted made-to-measure ones not refitted after decorating) and most curtains (excluding blue curtains), light fittings and all kitchen appliances (including, hob, integral oven, microwave and fridge/freezer as well as the washing machine and dishwasher), free-standing patio and stairlift (if wanted), log cabin, shed and Alton Cedar greenhouse are included in the sale.

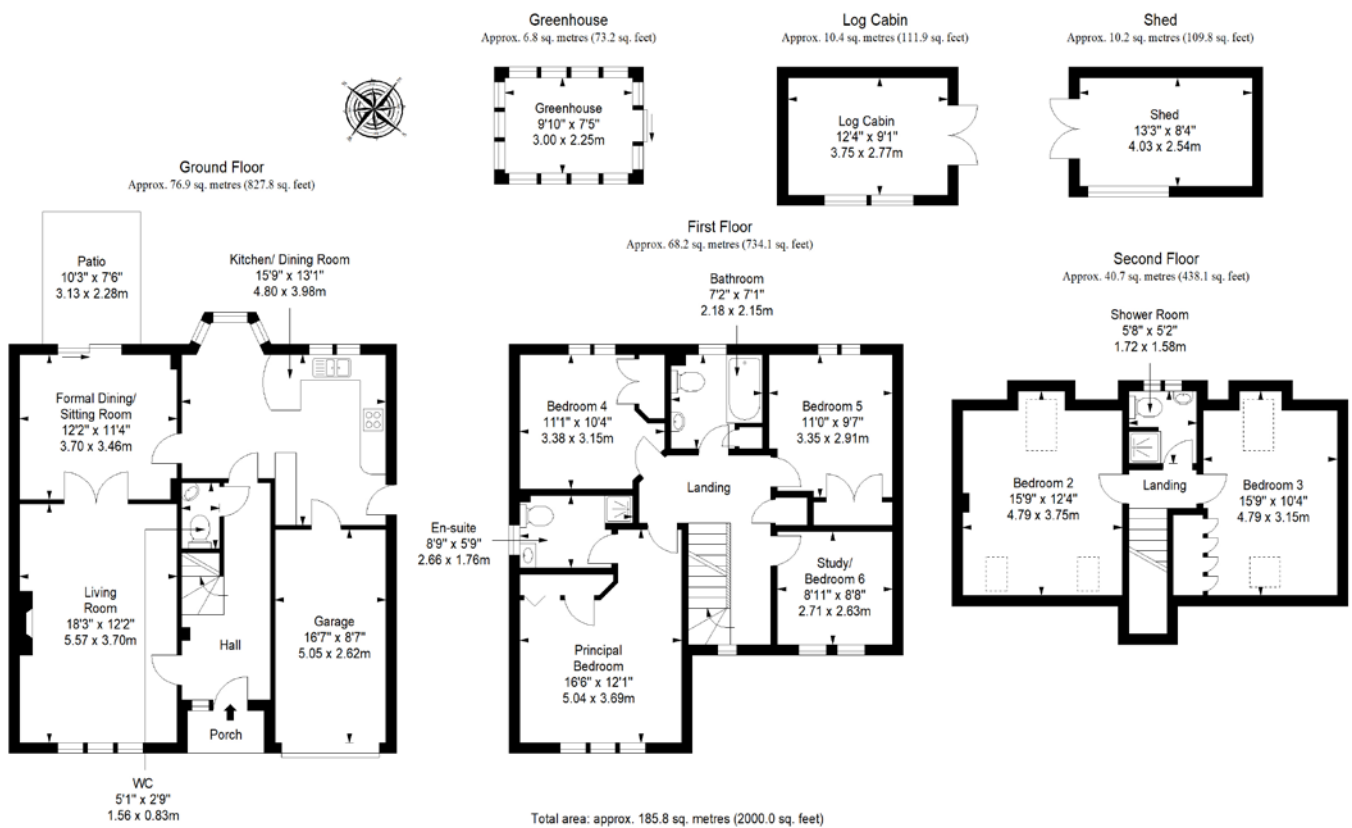
Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Trinity Factors at an approximate yearly cost of £120.



LIVINGSTON, WEST LOTHIAN

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Xcite Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.