



## 37 Dunvegan Gardens

### Livingston

Welcome to Dunvegan Gardens, a truly special home set within one of Livingston's most sought after and long established residential pockets. Homes on this street rarely come to market and for good reason, many residents choose to stay here long term, creating a settled, friendly and highly desirable postcode within West Lothian. Quietly positioned on a peaceful street that leads to a cul-de-sac, this is a location that offers both privacy and a genuine sense of community.

Owned by the same family since new and cherished for over 30 years, this home tells a story of careful stewardship and thoughtful evolution. Over time, it has been extensively upgraded, renovated and extended, resulting in a unique and beautifully finished property that effortlessly combines modern design with practical, flexible living. Most of the major upgrades have been completed within the last three years, meaning the home is presented in exceptional, move in ready condition.

As you arrive, you're welcomed by a small porch like area that provides a practical buffer between outdoor and indoor living, ideal for everyday convenience. Stepping inside, you're immediately greeted by the main living space, where modern grey tones flow throughout, creating a sleek yet inviting atmosphere. A striking glass banister staircase acts as a contemporary design feature, setting the tone for the quality and finish found throughout the home.

Moving through to the rear, you reach what is undoubtedly the heart of the property, an impressive extension completed to an extremely high standard. This expansive open plan space has been designed with both everyday living and entertaining in mind. The kitchen is generous and stylish, centred around a large island with seating for bar stools, perfect for casual dining, socialising or family life. Alongside this, a grand media wall anchors a second relaxed seating area, offering a wonderful sense of luxury within the space.

Bi fold doors open directly onto the south west facing rear garden, seamlessly connecting indoors and outdoors. The garden itself has been designed for low maintenance while still delivering impact, featuring a water feature, an electric fire pit and integrated lighting throughout, creating an exceptional setting for evenings, entertaining and hosting all year round.



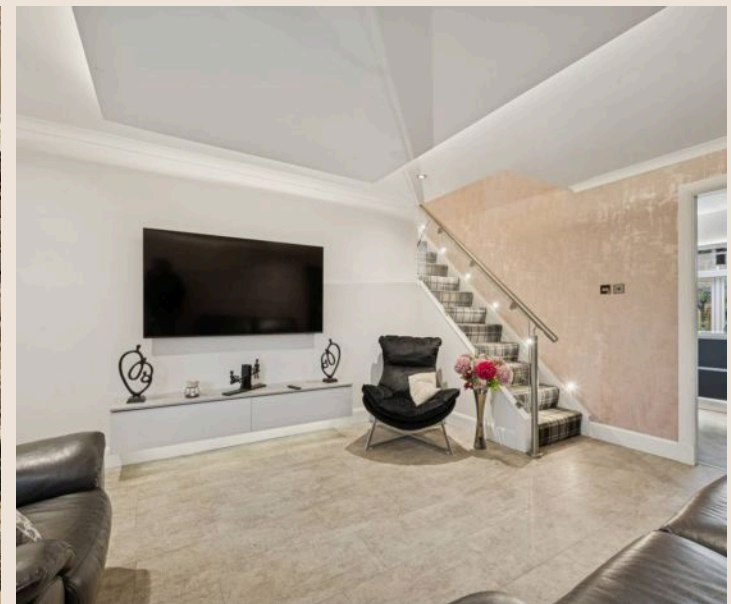


One of the standout features of this home is its incredible versatility. The garage has been converted into a beautifully finished double bedroom, complete with its own shower room and WC nearby. This creates a hybrid style layout, ideal for those seeking ground floor living without compromising on space, or perfectly suited for multigenerational living, older children, teenagers wanting independence or young adults living at home.

Ascending the staircase, your eye is drawn to a stunning feature light fitting, enhanced by a mirrored backdrop that amplifies the sense of space and luxury within the hallway. On the upper level, the family bathroom is finished to a high specification, boasting an exceptionally large shower and modern fittings. There are three further bedrooms on this floor, all comfortably accommodating double beds. The current layout includes a super king principal bedroom, a small double in bedroom two and a single bedroom, showcasing the flexibility of the accommodation. All bedrooms benefit from sleek, modern fitted wardrobes, while the principal bedroom is further enhanced by its own stylish en-suite.

Externally, the property offers a private driveway for one vehicle, complemented by ample on street parking nearby, ideal for households with multiple cars or visiting guests.

Location wise, Dunvegan Gardens is fantastically placed. Livingston Retail Park is close by, offering a wide range of amenities including Morrisons and The Range, while PureGym is also nearby for fitness enthusiasts.





Livingston South Train Station is approximately a 10 minute walk away (buyers are advised to confirm via mapping), providing excellent rail links for commuters. The property also sits within the catchment area for Williamston Primary School, a highly regarded and much sought after local school. Combining a prime location, exceptional upgrades, flexible living spaces and a rare sense of longevity and care, Dunvegan Gardens is a standout home that offers something truly special, not just a house, but a lifestyle, in a street where people choose to stay.

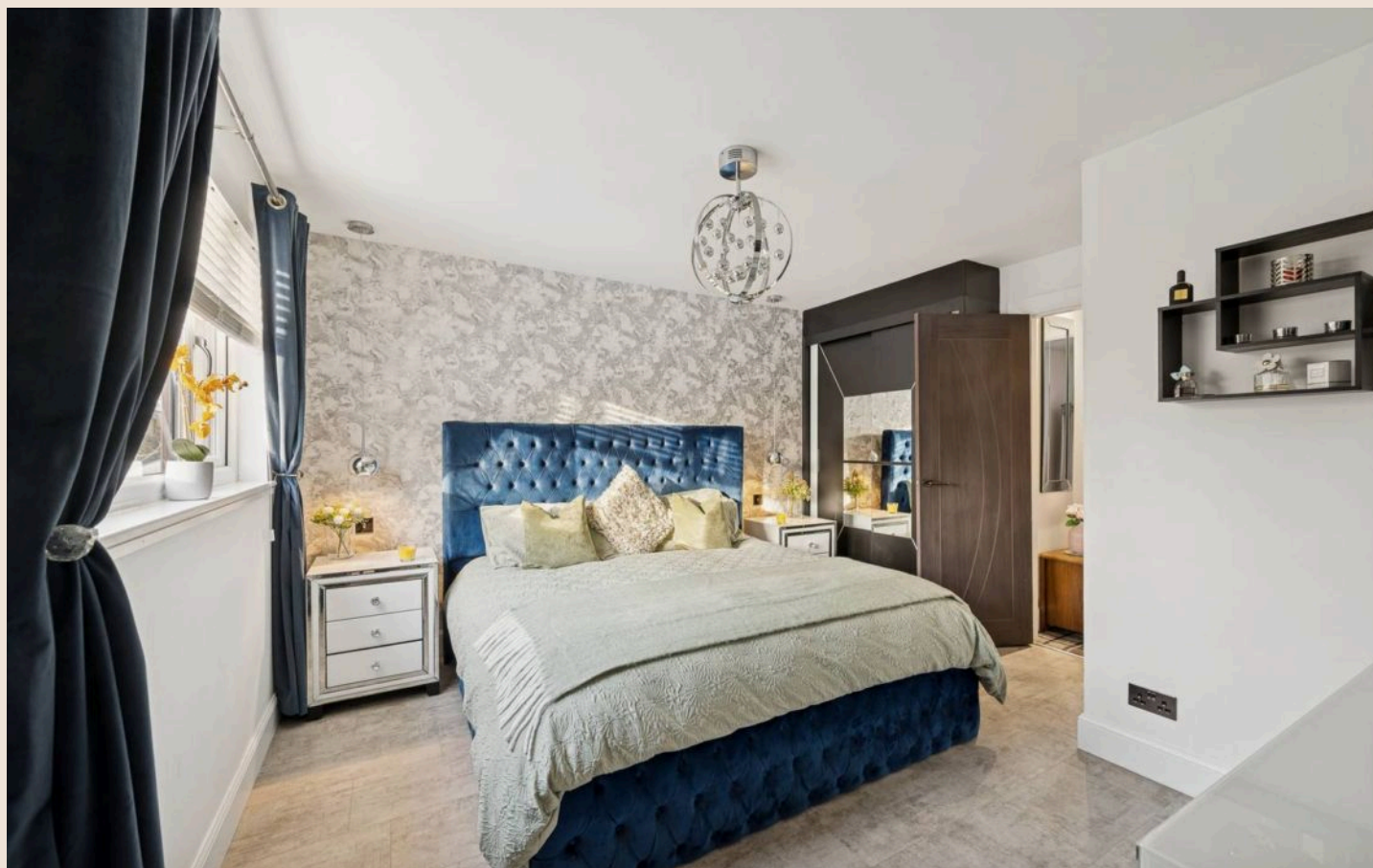
Home Report Value- £400,000

EPC - C

Council Tax Band - E

Square Ft 1410.07 / 131 sqm

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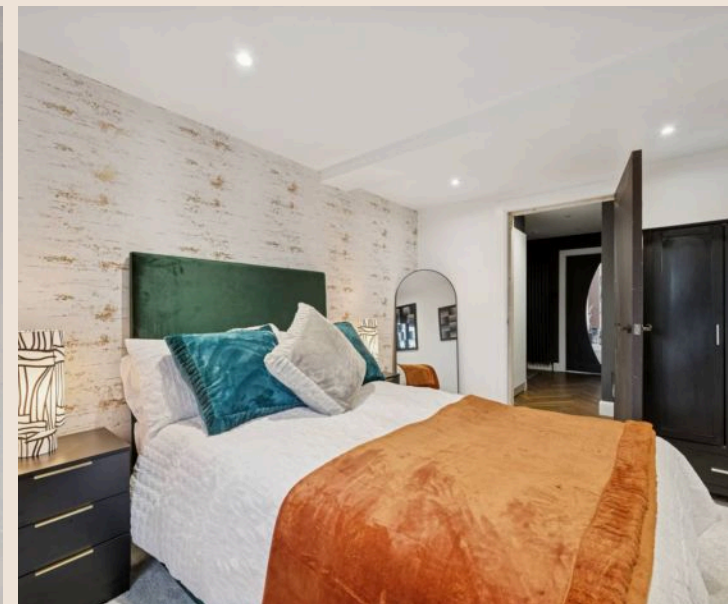




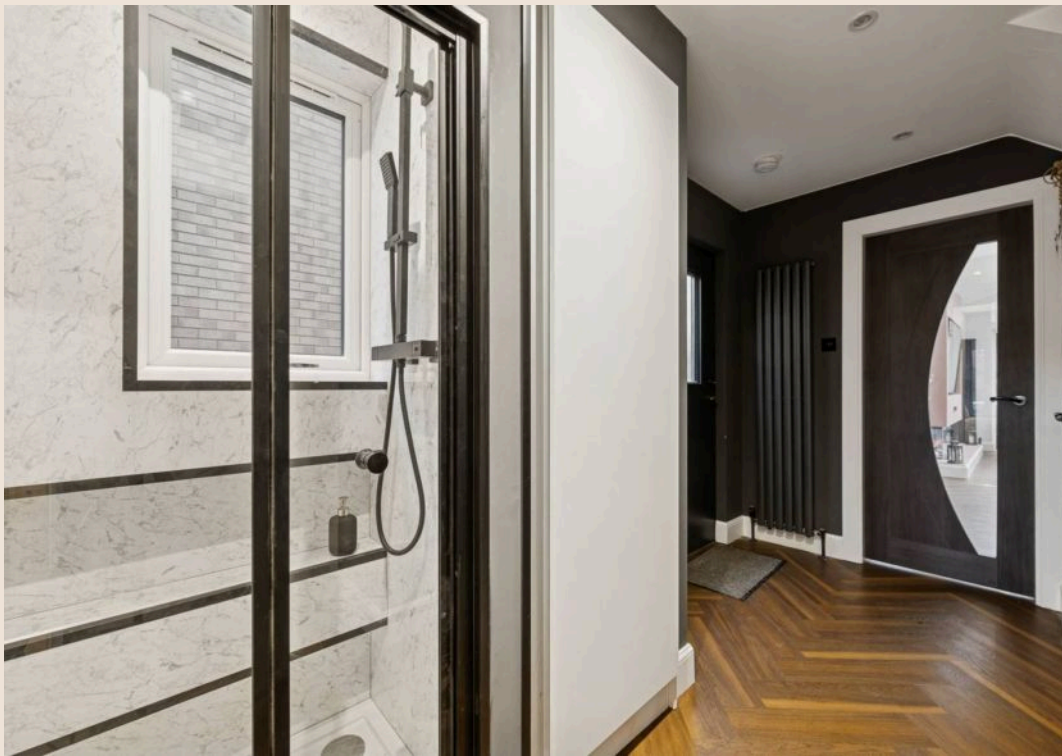
- Rarely Available Home Within The Highly Sought After Dunvegan Gardens
- Extensively Upgraded, Renovated And Extended With Major Works Completed Within The Last Three Years
- Stunning Open Plan Kitchen, Living And Entertaining Space With High Spec Finish
- Converted Garage Forming A Ground-Floor Double Bedroom With Nearby Shower Room
- Bi-Fold Doors Opening Onto A South West Facing, Low Maintenance Garden

#### Driveway

1 Parking Space





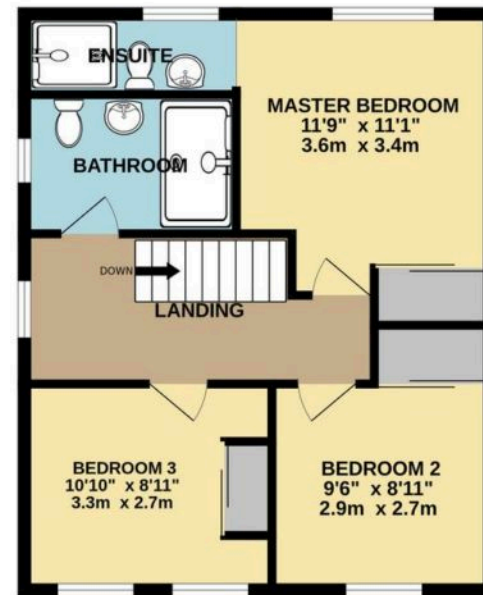




GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.

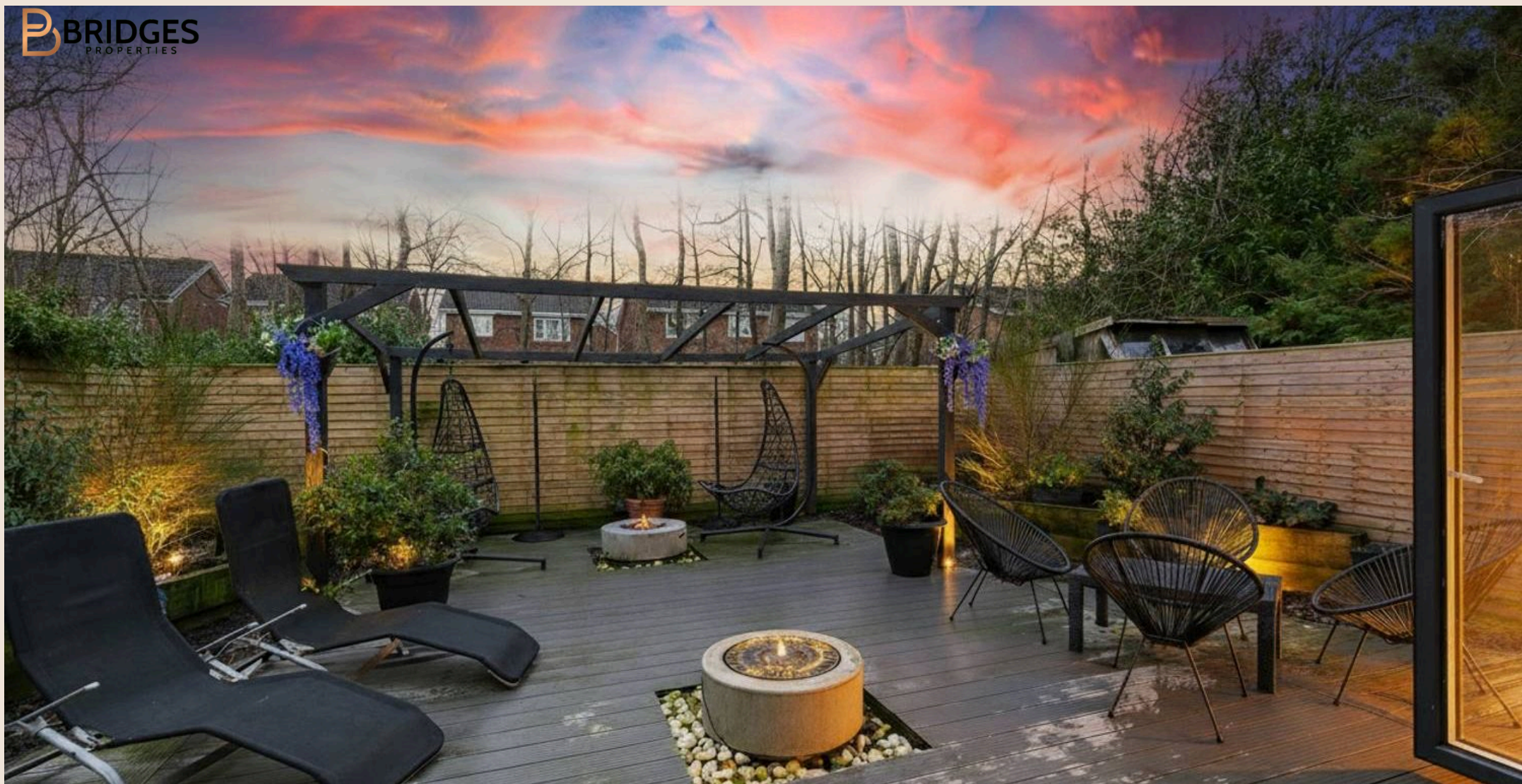


1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

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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