



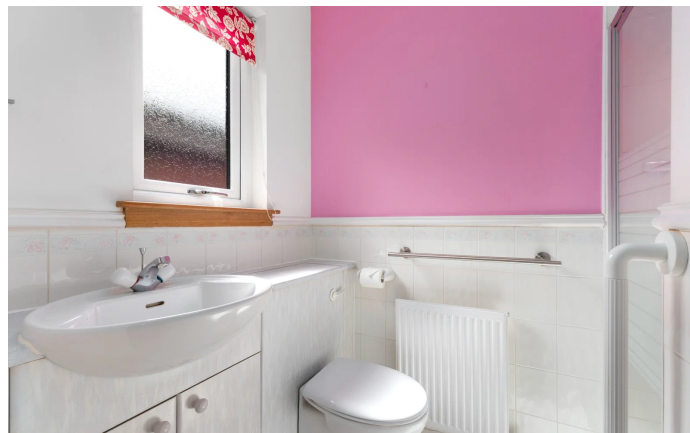
17 Dunvegan Gardens, EH54 9ER

Livingston -





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Tucked away within one of West Lothian's most sought-after residential pockets, this exceptional three-bedroom detached bungalow enjoys a truly enviable setting bordering the beautiful Bellsquarry Wood. Rarely available, homes of this style and position seldom come to market, offering a unique opportunity to enjoy peaceful woodland surroundings while remaining within easy reach of everyday amenities.

The location perfectly balances tranquillity and convenience. Woodland walks, local wildlife and open green space are quite literally on your doorstep, while Livingston South railway station, highly regarded schools, independent coffee shops, local shopping and excellent transport links are all within easy reach. Early mornings can be spent enjoying a coffee in the garden, accompanied by birdsong, while the south-west facing garden provides the perfect setting for relaxing evenings with family and friends.

Occupying a prime position within a charming cul-de-sac, the property offers excellent kerb appeal with a neat front lawn and a driveway providing off-street parking for multiple vehicles.

The front door opens into a welcoming entrance vestibule, which leads directly into the bright and airy lounge. Decorated in fresh neutral tones, this inviting space is centred around an attractive electric fire, creating a cosy focal point. Laminate flooring flows throughout, and double doors open into the kitchen and dining room, creating an ideal layout for both everyday living and entertaining.

The kitchen-diner is undoubtedly one of the highlights of the home. Stylish cream high-gloss base and wall-mounted units provide excellent storage, complemented by integrated appliances including an oven, induction hob, extractor hood and dishwasher. There is additional space for a free-standing washing machine and fridge/freezer. Spotlights and laminate flooring add a contemporary finish, while the generous dining area easily accommodates a family dining table, making it the perfect place for everything from morning coffees to family meals and social gatherings. A door provides direct access to the side and rear gardens.

The hallway leads to all three bedrooms and the family bathroom. Attractive feature wallpaper adds character, while a useful storage cupboard houses the water tank and provides shelved storage. Access is also provided to the partially floored and insulated loft via a pull-down ladder, offering further practical storage space.

Bedroom one is an impressive double bedroom featuring a dedicated dressing area with fitted wardrobes. A cleverly concealed en-suite shower room sits discreetly behind mirrored doors, creating a seamless and stylish finish. The en-suite comprises a WC, wash hand basin and shower enclosure with tasteful half-height tiling.

Bedroom two is another generous double room overlooking the beautiful rear garden. Complete with fitted wardrobes, white painted walls and laminate flooring, it offers a bright and peaceful retreat.

Bedroom three is also well-proportioned and beautifully presented, featuring attractive feature wallpaper and flexibility for use as a bedroom, nursery, home office or hobby room.

The family bathroom completes the accommodation and is fitted with a three-piece suite comprising WC, wash hand basin and bath. A bespoke mirror, vanity storage and feature lighting add a touch of luxury, while half-height tiling and stylish wall coverings complete the look perfectly.

Externally, the rear garden is a standout feature of the home. Beautifully maintained and fully enclosed, it is both child and pet-friendly while enjoying a sunny south-west facing aspect. The garden is laid to lawn with a paved patio and decorative chipped area, all framed by mature trees and shrubs which provide an attractive and private backdrop. Outdoor power, lighting and a garden shed further enhance this wonderful outdoor space. The front garden is neatly laid to lawn, completing the attractive setting.

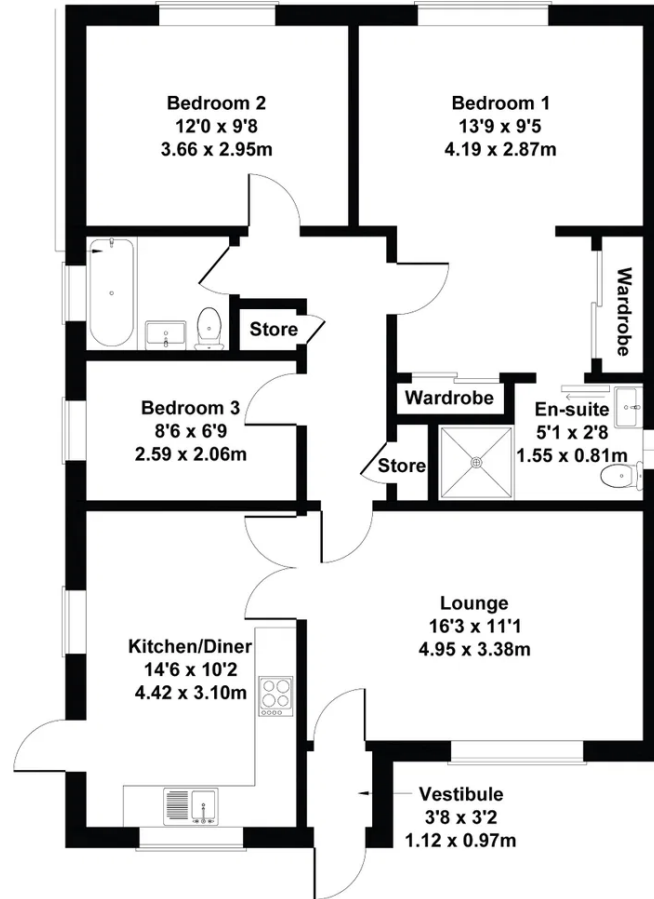
Further benefits include gas central heating, double glazing and an alarm system.

Offering a rare combination of bungalow living, a highly desirable woodland setting and beautifully presented accommodation throughout, this is a home that will appeal to a wide range of buyers, and early viewing is highly recommended.

## 17 Dunvegan Gardens, Livingston

Bathroom  
6'5 x 5'6  
1.96 x 1.68m

Approximate Gross Internal Area  
986 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026  
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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

