



1 Dunvegan Gardens, Livingston, West Lothian EH54 9ER Offers Over £440,000

KnightBain are delighted to present an unusual opportunity to purchase an extremely spacious extended Detached Villa situated in the popular Murieston area of Livingston. The versatile accommodation comprises four double bedrooms, all with fitted wardrobes and master with ensuite shower room, lounge, sitting/dining room, family room/study/bedroom 5, fitted kitchen/breakfast room, utility room, walk-in fitted cupboard, family bathroom with separate shower cubicle, downstairs shower room and separate WC. The property also benefits from a double integral garage with access from hall, gas central heating with a recently installed boiler, UPVC double glazing, extensive garden ground encompassing the property offering two suntrap patios, shed, two greenhouses and a pizza oven, and monobloc driveway offering parking for several cars.

Dunvegan Gardens lies in the catchment for the well respected Williamston Primary School and James Young High School. Also close to Livingston South Railway Station and Livingston Centre.

- Extensive versatile accommodation
- Extension comprises massive lounge/dining room with kitchen and shower room off ideal for granny etc
- Gardens encompass the property
- EPC - C
- Four Double Bedrooms
- Gas Central Heating
- Two suntrap patios
- Downstairs family room/5th bedroom
- Double Glazing
- Monobloc Driveway for several cars

Hall

14'7" x 7'8" (4.45m x 2.34m)

Access from porch into welcoming hall. Doors to lounge, fitted kitchen/breakfast room, family room/study/bedroom 5, double garage and downstairs WC. Laminate flooring through hall and kitchen/breakfast room and carpeted staircase to upper landing. Radiator with cover.

Downstairs WC

Fitted with small wash hand basin with mixer tap and low flush WC. Tiled to dado rail. Laminate flooring, radiator.

Family Room/Study/Bedroom 5

11'5" x 11'3" (3.48m x 3.43m)

Versatile room currently used as a family room/study but would be ideal as a downstairs bedroom. Front facing window. Laminate flooring, radiator.

Lounge

17'3" x 13'6" (5.26m x 4.14m)

Spacious sitting room with rear facing window. Feature electric fire and surround. Fitted carpet, radiator.

Living/Dining Room

22'10" x 19'1" (6.96m x 5.82m)

Imposing room with utility/kitchen and shower room off ideal for use as a granny annexe. Three windows and French doors with roller blinds. Hatch to partially floored loft. Oak hardwood flooring. Two radiators.

Kitchen/Utility Room

14'9" x 5'6" (4.50m x 1.68m)

Fitted with base and wall mounted units, stainless steel double sink unit with mixer tap, complementary worktop with tiling above. The washing machine and tumble drier are included in the sale but are not warranted. Opaque glazed window with roller blind. UPVC/opaque glazed door to rear garden. Radiator with Gimi clothes airer above. Ceramic tiled floor through to shower room.

Shower Room

6'8" x 5'7" (2.03m x 1.70m)

Fitted with dual flush WC, pedestal wash hand basin with mixer tap and fully tiled shower cubicle with electric shower. Tiled to dado height. Opaque glazed window with roller blind. Chrome vertical radiator, extractor fan.

Fitted Kitchen/Breakfast Room

14'8" x 13'3" at widest (4.47m x 4.04m at widest)

L-shaped kitchen/breakfast room fitted with base and wall mounted units, drawers, 1.5 bowl sink, side drainer and mixer tap, gas hob, wall mounted double oven, complementary worktops with tiling above. The dishwasher and fridge are included in the sale but are not warranted. Radiator with Gimi clothes airer over. UPVC double glazed window. Laminate through to walk-in cupboard.

Utility Cupboard

Originally the utility room but now with fitted storage unit incorporating hanging rail. Door to walk-in understair storage cupboard housing electric switchgear. Door with opaque glazed inset to garden.

Upper Landing

Doors to bedrooms, bathroom and cupboard housing hot water tank with shelves above. Hatch to loft. Radiator.

Master Bedroom

16'5" x 13'2" (5.00m x 4.01m)

Elegant room with rear facing window. His and hers fitted wardrobes concealed behind sliding mirrored doors. Doors to ensuite shower room. Fitted carpet, radiator.

Ensuite Shower Room

Fitted with wash hand basin with mixer tap and wall to wall mirror with lights above, low flush WC and bidet with mixer tap built into vanity unit. Fully tiled shower cubicle with mains shower. Tiled to dado height. Opaque glazed window with roller blind. Radiator, laminate flooring.

Bedroom Two

11'4" x 11' (3.45m x 3.35m)

Double bedroom with rear facing window. Fitted wardrobe concealed behind sliding mirrored doors. Fitted carpet, radiator.

Bedroom Three

10'5" x 10' (3.18m x 3.05m)

Double bedroom with rear facing window. Fitted wardrobe concealed behind sliding doors. Fitted carpet, radiator.

Bedroom Four

11'7" x 8'8" (3.53m x 2.64m)

Fourth double bedroom with two front facing windows and roller blinds. Fitted wardrobe concealed behind sliding mirrored doors. Fitted carpet, radiator.

Family Bathroom

Fitted with wash hand basin with mixer tap, low flush WC built into vanity unit and bath with mixer tap. Fully tiled shower cubicle with mains shower. Tiled to dado height. Two opaque glazed windows with roller blinds. Radiator, laminate flooring.

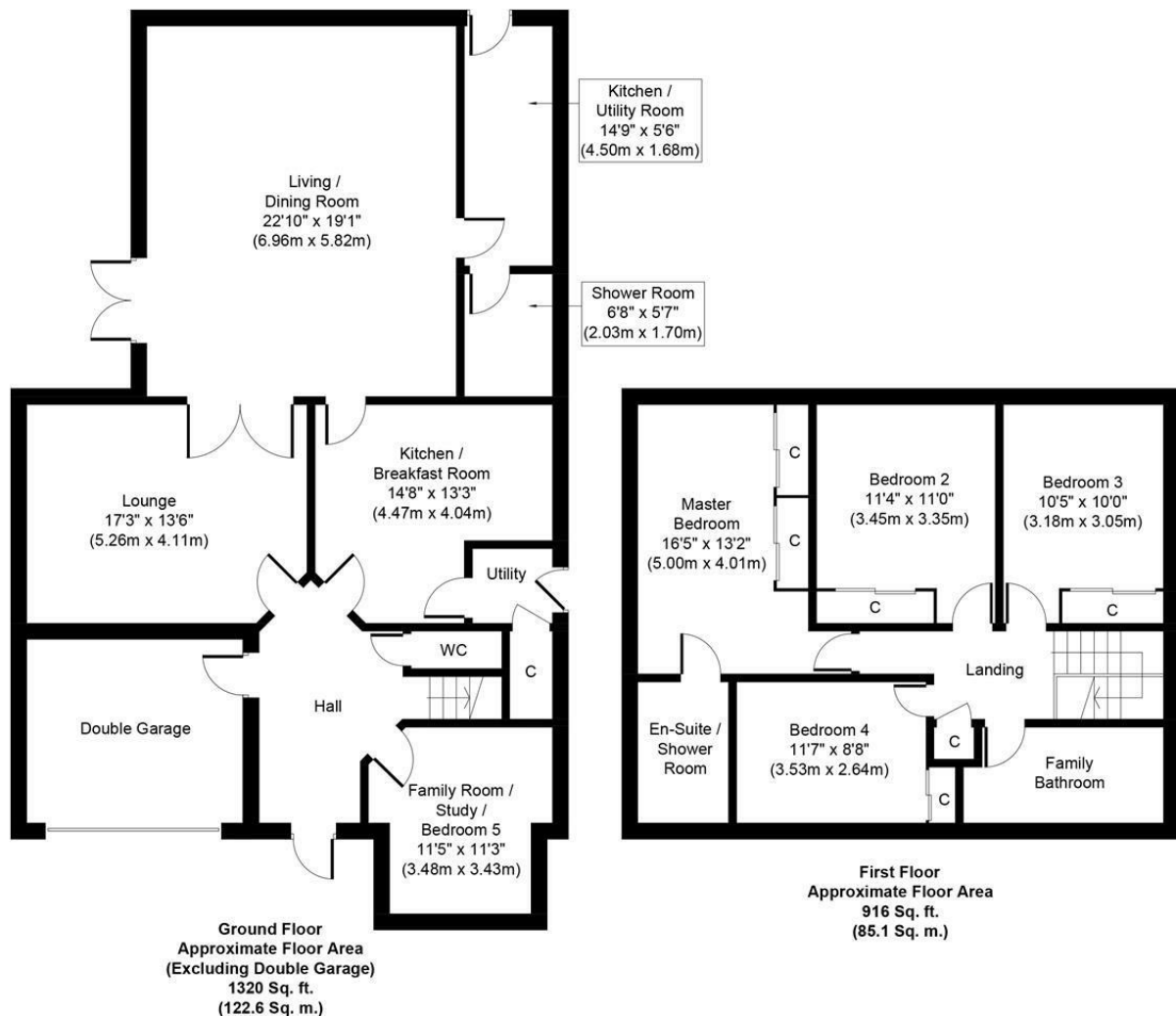
Double Garage

Sizeable double garage housing recently installed gas central heating boiler with two up and over doors and door to hall.

Gardens

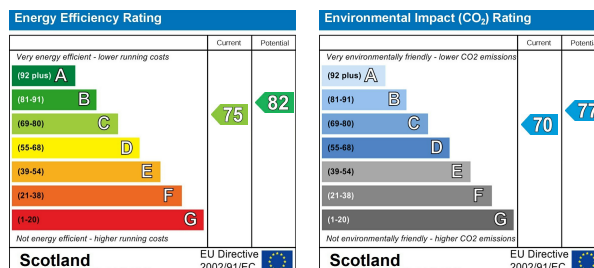
Well stocked garden encompass the property comprising two suntrap patio areas, raised beds, two greenhouses (6' x 8'), a shed (8' x 10') and a pizza oven. To the front there are two lawns and monobloc parking for several cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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