



15 Oakwood Park

Livingston, West Lothian, EH54 8AW

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Offering exceptionally spacious and flexible accommodation over three floors, this detached house in Livingston accommodates six bedrooms, two reception rooms, a dining kitchen, and two bathrooms (plus a separate WC), as well as a large, low-maintenance garden, an integral double garage, and a double driveway. The house is tucked in a quiet cul-de-sac within an established modern development, close to the town's excellent amenities and transport links.

The front door opens into a practical entrance vestibule, flowing through to a hall with built-in storage. To the left of the hall lies a living room, where a generous footprint offers excellent flexibility for various layouts of lounge furniture, all arranged around a feature fireplace surround. The room is decorated in neutral tones, enhanced by a feature wall and a fitted carpet. The neighbouring dining room offers a flexible room that can be used in a number of ways and features patio doors opening onto the rear garden. The kitchen is also set to the rear of the property and offers space for a dining area, whilst a breakfast bar caters for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen is well-appointed with a wide range of wood-styled wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven, a combination oven, a gas hob, and an extractor hood, with space provided for a tall, freestanding fridge/freezer. An adjoining utility room (with external access and a WC) provides a discrete space for laundry appliances.

Features

- Generous detached house in Livingston
- Spacious and flexible accommodation
- Entrance vestibule and hall with storage
- Large living room
- Versatile dining room
- Spacious dining kitchen and utility room with WC
- Six double bedrooms (four with built-in wardrobes)
- One en-suite shower room
- Separate family bathroom
- Generous rear garden
- Integral double garage and double driveway
- Gas central heating and double glazing
- EPC Rating - C





“Generous detached house in Livingston with spacious and flexible accommodation”





*Today I don't feel like doing
anything,
I just wanna lay in my bed*





The home's six double bedrooms are arranged over the first and second floors, with all six enjoying modern décor and fitted carpets for optimum comfort underfoot. Four of the sleeping areas are accompanied by built-in wardrobes, including the principal, which also boasts its own en-suite shower room. A family bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a VVC-suite, and wall-mounted vanity storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a large, low-maintenance rear garden featuring an artificial lawn, gravelled areas, and a patio for outdoor seating and summer barbecues. Excellent private parking is provided by an integral double garage and a double driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and dishwasher will be included in the sale.

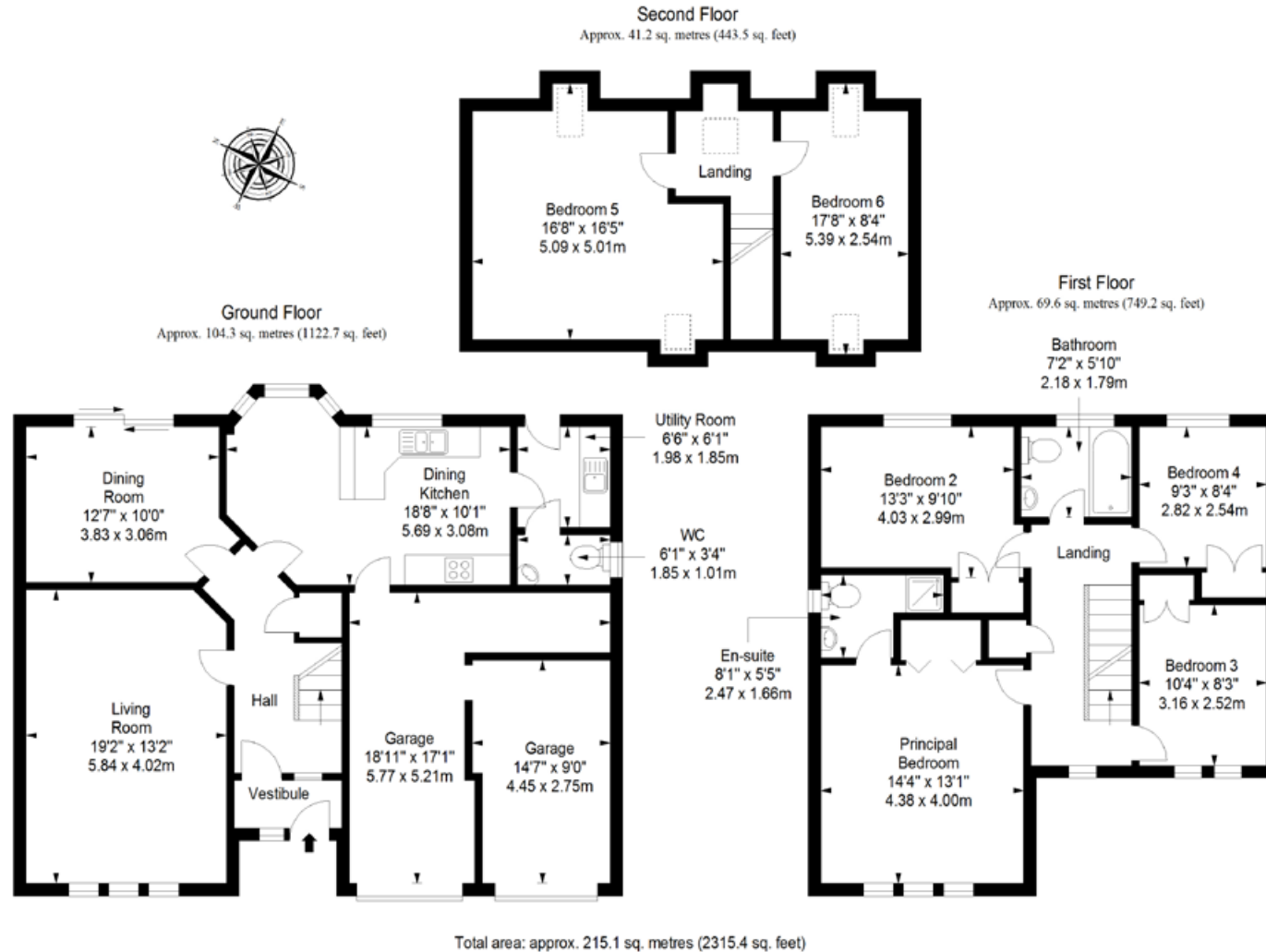
Area

Livingston is a thriving town with some of the best designer and high-street shops in Scotland. The Centre in Livingston has over 50 shops, various restaurants and fast-food outlets; Livingston Designer Outlet is home to over 70 leading brand stores, cafés and restaurants. The areas around Murieston Water and Campbridge Pond promise lovely walks and cycle paths – ideal for those seeking to escape the hustle and bustle. Peel Park is just a stone's throw from the property, perfect for children and dog walking. For the active type who prefers to exercise indoors, Xcite Livingston boasts a leisure pool and teaching pool, a health spa, a gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Trust offers a museum, train ride and farm animals. Education is well catered for locally from nursery to secondary level nearby in both the public and private sectors. Situated conveniently close to the M8, as well as being within walking distance of Livingston North train station, commuting to Edinburgh or Glasgow couldn't be easier.





Floorplan



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