



Livingston | Herd Green | Offers Over £355,000

Occupying an elevated position backing onto Dechmont Hill, this spacious four-bedroom bungalow offers generous family accommodation, excellent privacy, and outstanding views in a highly sought-after Livingston location.



Occupying an elevated position within a sought-after residential area, this substantial four-bedroom bungalow offers generous accommodation, excellent privacy to the rear, and a superb blank canvas for a purchaser looking to create a long-term home in a fantastic location. Steps lead up to the property, where the elevated setting enhances both outlook and privacy.

The front door opens into a welcoming entrance area, from which a small set of steps leads into the main hallway. From here, the accommodation is arranged entirely over one level, providing practical and flexible living space throughout. Two large storage cupboards are located within the hallway, offering excellent space for coats, shoes, and everyday belongings and allowing the main living areas to remain uncluttered. All principal rooms are accessed from the hallway, including the lounge, dining room, kitchen, four bedrooms, and the family bathroom.

Double doors from the hallway lead into the spacious lounge, a bright and comfortable room featuring a large window that takes full advantage of the elevated position and open views. This room offers excellent proportions and presents a true blank canvas for your own creative style, with double doors also providing a natural flow through to the dining room.

The dining room is a versatile space that could equally serve as a home office, second sitting room or playroom, benefiting from a window that allows plenty of natural light and offering flexibility to suit a range of lifestyles.

The kitchen is fitted with a range of base and wall units and is a practical, well-proportioned space. It includes an integrated oven, hob, and extractor hood, along with a stainless-steel sink and tiled splashbacks. From the kitchen, there is access to a practical utility room, which also provides a door to the outside. This space houses the boiler and offers practical room for a washing machine and dryer, making it ideal for everyday laundry needs.

The principal bedroom is a generous double room featuring fitted mirrored wardrobes along one wall, two windows allowing in ample natural light, and direct access to an en suite shower room. The en suite comprises of a WC, wash hand basin, and shower cubicle, with tiled walls throughout.

The remaining three bedrooms are all generously sized rooms, each benefiting from built-in storage and offering excellent flexibility for family living, guest accommodation, or home working, with plenty of scope to style and furnish to suit individual requirements. The family bathroom is fitted with a WC, wash hand basin, and bath, with tiled walls completing the space.

Further benefits include gas central heating and double glazing throughout.

Externally, the property sits within a substantial plot. To the front, there is ample parking for several vehicles on the large driveway, which leads down to a double garage positioned below the main living accommodation. The garage is equipped with power, lighting, and a water tap, providing excellent storage and workspace potential.



To the rear, the garden is laid mainly to lawn and enjoys a high degree of privacy with views onto Dechmont Hill, a space that enhances the sense of space and tranquillity.

Overall, this is a home that combines a fantastic setting, generous proportions, and a versatile layout with the opportunity for a purchaser to modernise and personalise to their own taste, making it an exciting prospect in a desirable location.

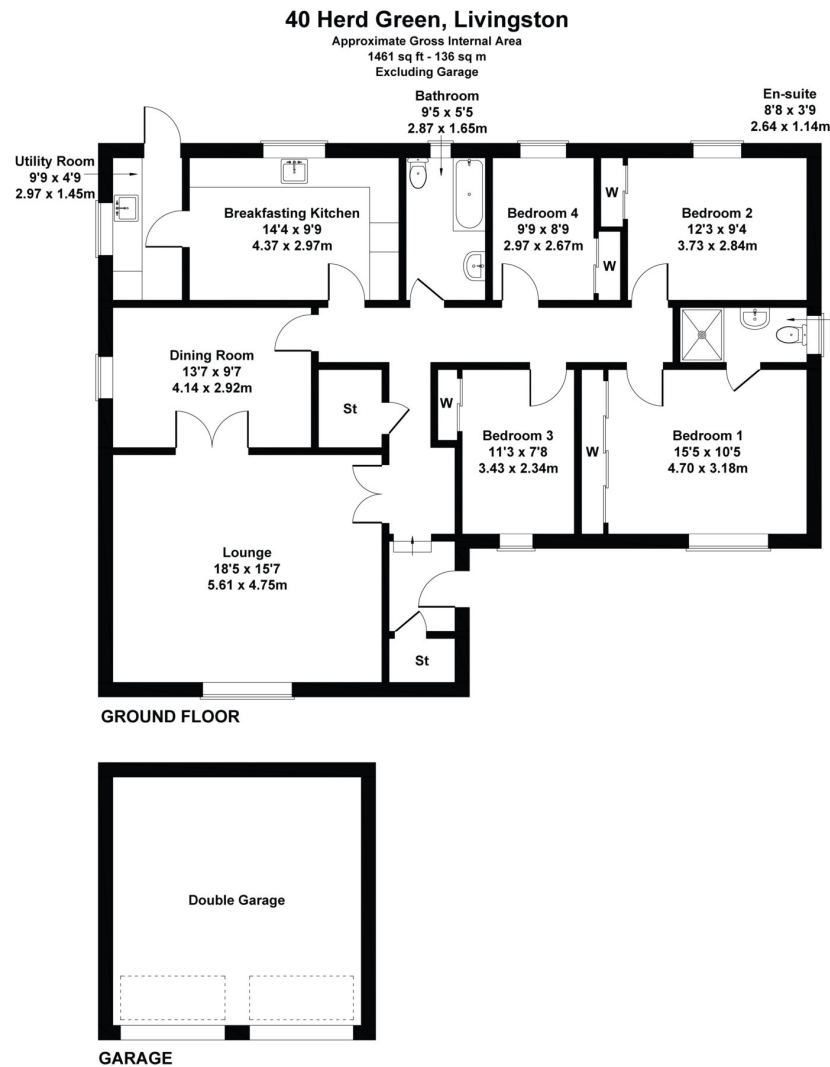
Location: Livingston is a well-established and highly convenient town, offering an excellent balance of modern amenities, green open spaces, and strong transport links. Ideally positioned for commuters, Livingston lies within easy reach of Edinburgh and Glasgow, with regular rail services, quick access to the M8 motorway, and excellent public transport connections.

The town centre provides an extensive range of amenities, including a wide selection of high-street retailers, supermarkets, cafes, restaurants, and leisure facilities, catering for everyday needs and lifestyle enjoyment alike. Livingston is also well served by local shopping parades, ensuring convenience close to home.

Outdoor enthusiasts are well catered for, with a wealth of green spaces nearby, including the popular Almondell & Calderwood Country Park and Dechmont Hill or your door step, offering scenic woodland walks, riverside paths, and open spaces ideal for family outings. The surrounding area also benefits from numerous parks, play areas, and cycle routes.

Livingston's thoughtful layout incorporates a strong selection of well-regarded schools, healthcare facilities, and community amenities, making it an ideal location for families, professionals, and those seeking a well-connected yet peaceful place to call home.





Not to Scale. Produced by The Plan Portal 2025
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