

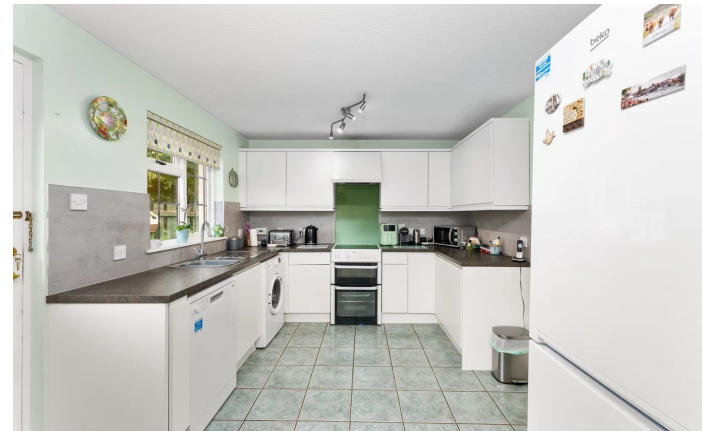


Glenfield, Livingston Village, Livingston, West Lothian, EH54 7BG

Livingston











## Superb Detached Family Home - Rarely Available in a Highly Sought-After Location

Step into a world of comfortable suburban living at 6 Glenfield, Livingston - a detached family home that stands proudly on a generous corner plot within a highly sought-after locale. This exquisite property is nestled within a small, rarely available development of just 12 homes, offering a sense of exclusivity and community. The home provides generous accommodation, a wrap-around garden, and falls within catchment for Livingston Village Primary School, making it the ideal choice for families.

Upon arrival, you'll appreciate the expansive monoblocked driveway, providing ample parking for several vehicles, leading to an integral garage equipped with power, light, and convenient internal access from the kitchen/diner. The front garden, with its well-kept lawn, sets the tone for the well-maintained home that awaits.

This welcoming house boasts a thoughtful layout, beginning with an inviting entrance hallway that branches off to a comfortable lounge, featuring neutral decor, laminate flooring, and a cosy gas fire. The semi-open aspect to the dining room creates a seamless space for family gatherings, with patio doors that open to the splendid wrap-around garden.

The kitchen/diner is a real highlight, fitted with sleek white high-gloss handle less base and wall units complemented by contrasting worktops and splashback. There is space for a free-standing cooker, washing machine, and dishwasher, all of which are included in the sale. A rear door provides direct access to the garden, and there is ample space for a dining table and chairs, making this the true heart of the home. Completing the ground floor is a convenient cloakroom, fitted with a white WC and wash hand basin, with a front-facing window and vinyl flooring.

Upstairs, the accommodation continues to impress. The master bedroom benefits from fitted mirrored wardrobes and access to a private en suite shower room, finished with a white WC, wash hand basin, and shower cubicle with tiled splashback. Three further sizeable bedrooms are presented in fresh neutral decor, two of which benefit from built-in storage, while all offer plenty of space for free-standing furniture. The family bathroom completes the upper floor, fitted with a white three-piece suite comprising WC, wash hand basin, and bath with shower over.

Externally, the property enjoys superb outdoor space. The rear garden is predominantly laid to lawn with a decked and chipped area, perfect for relaxing and entertaining, all enclosed by a woodland backdrop which provides both privacy and a peaceful setting. The side garden is chipped and includes a garden shed, adding further practicality to the home.

This outstanding property combines space, style, and an enviable location. With its superb corner plot, family-friendly layout, and desirable school catchment, early viewing is strongly advised to appreciate all that this rare home has to offer.

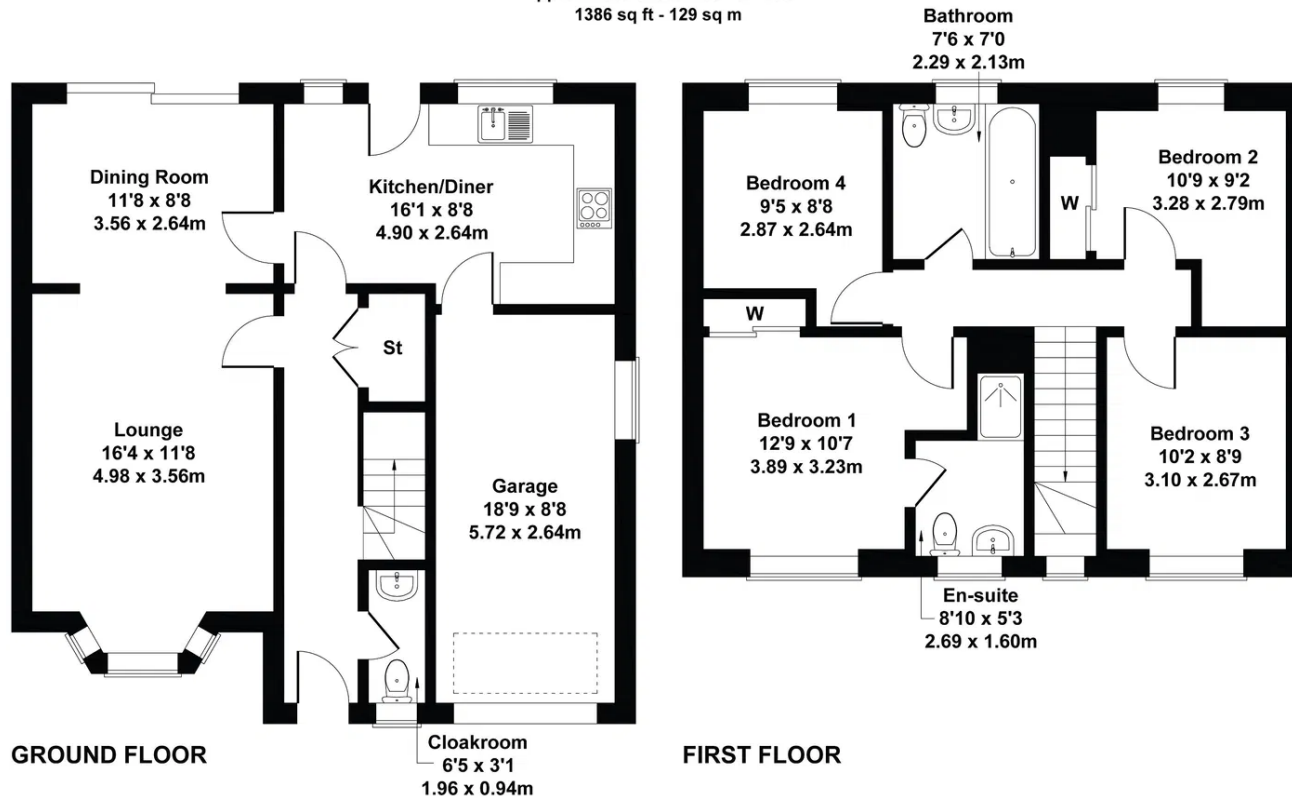
Extras: Floor coverings, blinds, curtains, light fittings, free-standing washing machine, cooker, dishwasher, fire, surround and garden shed (no warranty)

Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference. Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas. The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



## 6 Glenfield, Livingston

Approximate Gross Internal Area  
1386 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



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.

