



**17 Maukeshill Court, EH54 7AX**

**Livingston**



**HOMETOWN**  
ESTATE AGENTS







Set within a prime position in the heart of Livingston Village, this rarely available semi-detached bungalow is a true standout. Occupying a peaceful and highly sought-after setting, this exceptional home is presented in stunning condition throughout, with impressive upgrades and carefully chosen finishes that create a property which genuinely delivers that “wow” factor from the moment you arrive.

The exterior is immediately appealing, with a pretty frontage and a driveway providing off-street parking for two vehicles. A chipped garden area adds to the neat, low-maintenance appeal, while a gated entrance leads through to the fully enclosed rear garden. Designed with both entertaining and relaxation in mind. Artificial grass ensures year-round greenery, complemented by timber fencing, a stylish decking area and a garden shed which is included in the sale. Subtle soffit lighting to both the front and rear creates a warm and inviting ambience as evening falls, adding yet another thoughtful touch to this beautifully finished home. Planning permission was previously granted in 2022 for a wrap-around rear extension (reference O155/H/22 with West Lothian Council), offering exciting potential for future expansion should the next owner wish to explore it.

Internally, the property is set entirely over one level, providing an easy and practical layout. The front door opens into a welcoming hallway finished with contemporary laminate flooring, which flows seamlessly through much of the home and leads to all accommodation. There is access to the loft via a pull-down ladder, with the loft partially floored and fitted with lighting, offering valuable additional storage.

The heart of the home is undoubtedly the spectacular open-plan lounge, dining and kitchen space. Upgraded in summer 2024, the kitchen is a real showstopper, featuring striking navy blue base and wall units paired beautifully with marble-effect worktops. Integrated appliances include an oven, microwave, induction hob, washing machine and hood, with additional space for a free-standing fridge/freezer. Spotlights enhance the sleek, modern feel, while the open-plan layout flows effortlessly into the bright and vibrant lounge and dining area. Large windows to the front flood the space with natural light, highlighting the gorgeous flooring and neutral decor. There is ample room for both comfortable lounge furnishings and a dining table and chairs, making it a perfect setting for everyday living and entertaining alike.

Bedroom one is a generous double, offering space for free-standing furniture and finished in calming neutral tones. Double doors open directly onto the rear garden, creating a lovely indoor-outdoor connection. Laminate flooring and spotlights continue the cohesive, modern aesthetic. Bedroom two is a well-proportioned single room, complete with a built-in wardrobe which also houses the boiler, keeping storage neatly tucked away while maintaining a streamlined finish.

The bathroom, upgraded in November 2024, is modern and elegant, featuring a white three-piece suite with a shower over the bath. Contemporary black fittings and a patterned tiled floor add character and style, making this a true highlight within the home.

Further benefits include gas central heating, double glazing, hardwired external cameras, a composite front door, upgraded internal doors and modern radiators. Every detail has been thoughtfully considered, resulting in a stylish, move-in-ready bungalow in one of Livingston Village’s most desirable locations - a home that is as impressive inside as it is out.

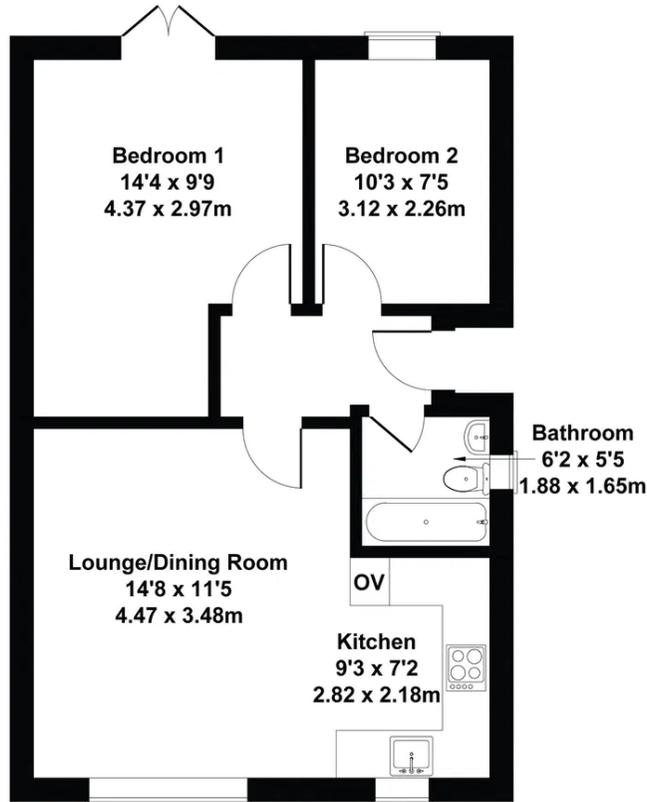
Extras: Floor coverings blinds, light fittings, integrated oven, hob, hood, microwave, washing machine, garden shed and the bathroom cabinet.

Discover Livingston Village: Livingston Village is one of the most desirable and characterful pockets within Livingston, offering a unique blend of historic charm and modern convenience. The area enjoys a peaceful, established atmosphere with tree-lined streets and a mixture of charming period homes and thoughtfully designed modern properties.



# 17 Maukeshill Court, Livingston Village

Approximate Gross Internal Area  
571 sq ft - 53 sq m



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
**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.

