



## 54 Dawson Avenue, Livingston, West Lothian, EH54 6AL

Tastefully Presented and Spacious, Four-Bedroom, Detached Family Home

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# Property Description

Tastefully presented and spacious, four-bedroom, detached family home, with gardens and a driveway. Set on a generous plot, in a quiet and established residential area of Livingston, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, four double bedrooms, a family bathroom and a ground floor shower room.

Highlights include an exceptionally spacious triple aspect public room, a modern fitted kitchen and bathrooms, contemporary flooring and lighting. In addition, there is HIVE gas central heating, double glazing, and good storage provision, including a loft.

The enclosed plot includes two lawns, a store shed, a wood-decked patio and a gravel driveway.

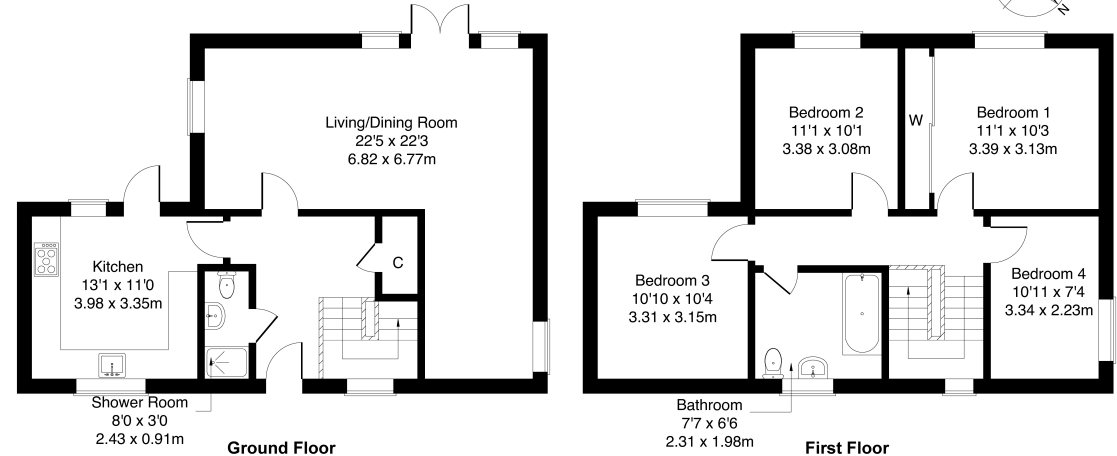
A welcoming entrance hall provides access to all ground-floor rooms. The generously sized L-shaped living/dining area is ideal for both relaxing and entertaining, featuring wood-effect flooring, a wall-mounted TV point, patio doors leading out to the rear garden, and multiple windows that flood the space with natural light. The well-appointed kitchen offers wood-effect flooring, stone-effect worktops, a tiled splashback surround, spotlighting, and a sink with drainer, as well as a door opening directly to the driveway. Appliances include a range cooker with canopy, two fridges, a dishwasher, a microwave and a washer/dryer. A modern fitted shower room is also located on the ground floor.

Upstairs, the spacious main bedroom features spotlighting, carpeted flooring and a built-in wardrobe, providing both comfort and practicality. Three further well-proportioned bedrooms, all carpeted, offer versatile living options, ideal as children's bedrooms, guest rooms, or a home office. Each has ample space for freestanding furniture and enjoys a bright, airy feel. Completing the first floor, the stylish three-piece family bathroom is finished to a high standard, with wood-effect flooring, tiled splashback surround, wood-effect countertops, spotlighting and a ladder-style radiator.



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Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Livingston, the largest town in West Lothian, offers an extensive range of shopping and leisure facilities, including the renowned Livingston Centre and Livingston Designer Outlet, alongside local shops and a variety of supermarkets. The town also provides a wide choice of sports and recreational opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses,

libraries, a multi-screen cinema and sports centres. Highly regarded nursery, primary and secondary schools are available locally. Livingston benefits from excellent transport connections, with the M8 motorway to the north and the A71 to the south, while two railway stations serve separate lines, providing connections to Edinburgh, Glasgow and other destinations across the region.







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