

22 Player Green

LIVINGSTON, WEST LOTHIAN, EH54 8RZ



*SPACIOUS THREE-BEDROOM
DETACHED BUNGALOW*



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McEwan Fraser is delighted to present this spacious, three-bedroom, detached bungalow to the market. Located in Deer Park, one of Livingston's most sought-after residential areas, the property occupies a generous corner plot with a driveway and detached garage. The property is presented in very good internal order and early viewing is highly recommended.

The internal accommodation is focused on a huge, split-level, living room and dining area which offers an incredible amount of floor space. This will give the new owner plenty of scope to create their ideal entertaining space and should be of particular interest to someone who is downsizing and doesn't want to sacrifice the proportions they are used to.



To one side of the living room, a door opens into a stylish kitchen with an attached utility room. The kitchen offers a generous range of base and wall-mounted units which are arranged around a freestanding cooker and set against a tiled splash back. The attached utility room includes further storage space and space for a range of appliances.





Moving further into the property, a central hallway gives access to all three bedrooms, bathroom and an integrated storage cupboard. Bedroom one is the obvious master and enjoys integrated wardrobes and plenty of space for a full suite of bedroom furniture. The integrated wardrobes conceal access to a generous en-suite shower room. This bedroom also includes French doors opening into the rear garden. The second and third bedrooms also include integrated wardrobes. The bathroom completed the internal accommodation and includes a jacuzzi bath.

For extra warmth and comfort, the property includes gas central heating and double glazing.



Bedroom 2

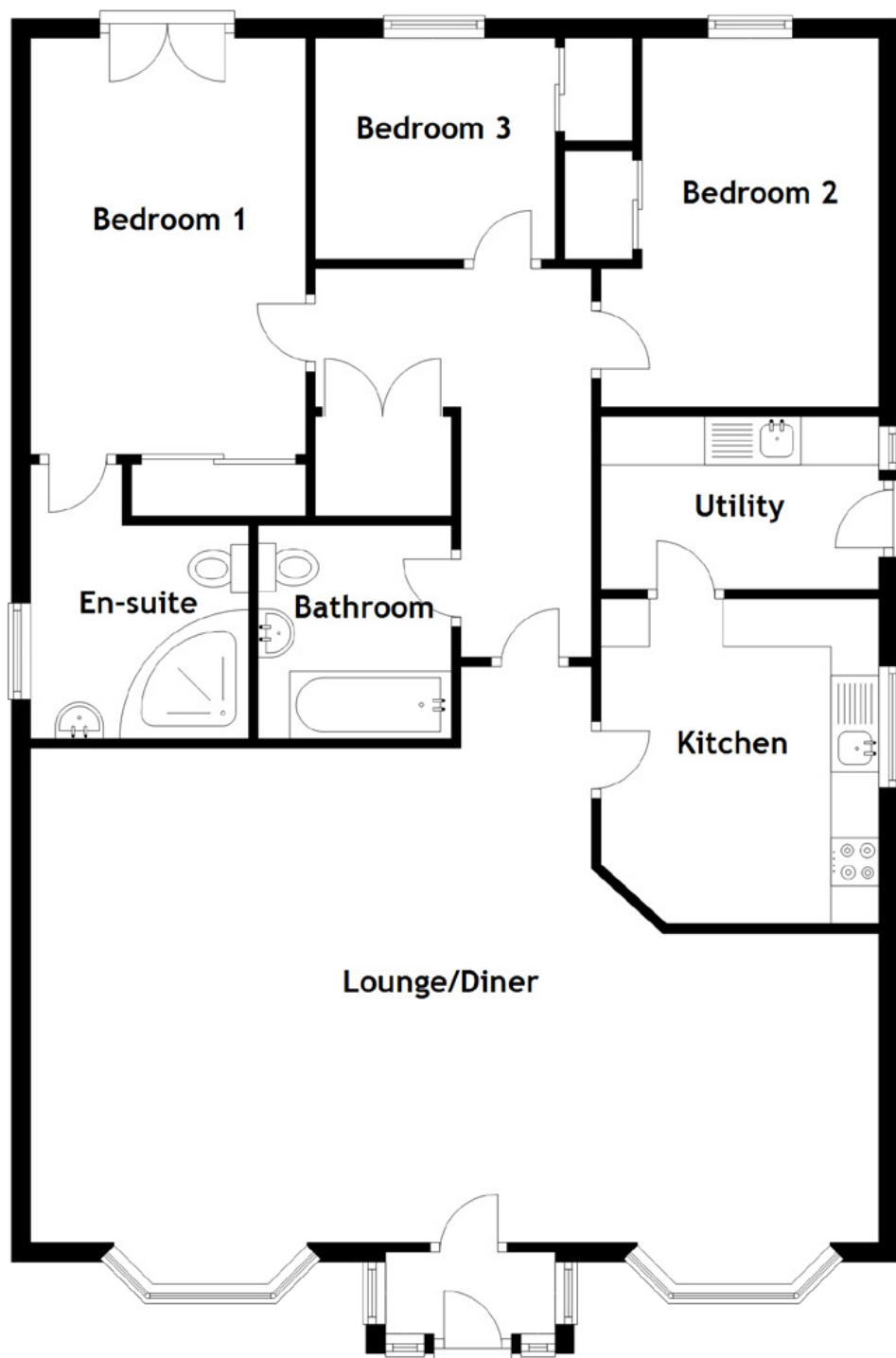




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	8.80m (28'11") x 5.13m (16'10")	Bathroom	2.21m (7'3") x 2.01m (6'7")
Kitchen	3.37m (11'1") x 2.88m (9'6")	Utility	2.88m (9'6") x 1.79m (5'10")
Bedroom 1	4.32m (14'2") x 2.85m (9'4")	Gross internal floor area (m ²): 113m ² EPC Rating: C	
En-suite	2.85m (9'4") x 2.26m (7'5")		
Bedroom 2	3.83m (12'7") x 2.88m (9'6")		
Bedroom 3	2.49m (8'2") x 2.29m (7'6")		

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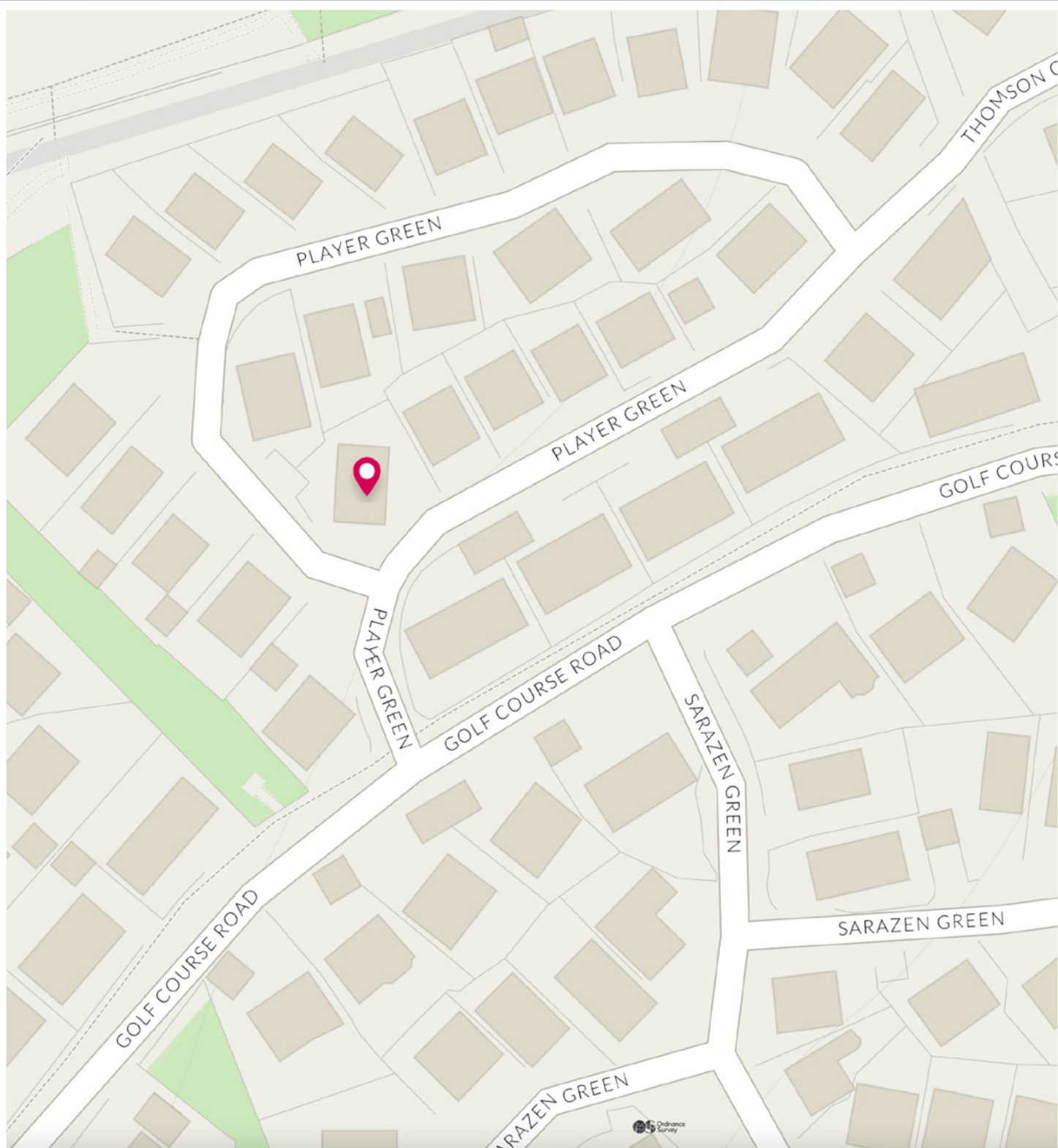
Externally, the property enjoys low-maintenance gardens with mature bedding areas to the front side and rear. To one side there is a driveway that gives access to the detached garage.





Set within the exclusive Deer Park area of Livingston, this property offers a tranquil yet well-connected location, perfect for family life and commuters. Famed for the sought-after local Deer Park Golf and Country Club, this area of Livingston is known for its leafy surroundings and woodland areas. Set only 15 miles west of the capital, Livingston offers some of the best designer and High Street shops in Scotland. The Centre houses over 50 shops, various restaurants and fast-food outlets and Livingston Designer Outlet offers over 70 leading brand stores, cafés and restaurants. The areas around Antons Bench, Murieston Water and Campbridge Pond, as well as the scenic open spaces of Almondvale and Almond Parks offer lovely walks, cycle paths and running trails, a children's playground and wildlife viewing platforms – ideal for those looking to escape the hustle and bustle. For the active type, Xcite Livingston has a leisure pool and a teaching pool, a health spa, a well-equipped gym, a range of 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 from nursery to secondary level with Carmondean Primary and Deans Community High, both close by. Situated conveniently close to the M8, commuting to Edinburgh and Glasgow is swift and convenient. Regular day and night buses and trains commute east and west, connecting you to the heart of capital within as little as 20 minutes.

The Location



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Exchange
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