

5 Jacklin Green

DEER PARK, LIVINGSTON, WEST LOTHIAN, EH54 8PZ



Lovely two-bedroom bungalow, positioned on a quiet cul-de-sac in sought after Deer Park



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this lovely two-bedroom bungalow to the market. Positioned on a quiet cul-de-sac in sought after Deer Park, the property boasts two generous bedrooms, a living room, a kitchen and a wet room internally. Externally, there are low maintenance gardens front and rear, off-street parking and a detached garage. The property also enjoys gas central heating and double glazing for extra warmth and comfort.

THE LIVING ROOM



Arranged around a central hallway with integrated storage cupboards, the internal accommodation is centred on a bright and spacious living room that has plenty of floor space for a variety of different furniture arrangements. This will give the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



The well-appointed kitchen includes a generous range of base and wall mounted units that offer plenty of prep and storage space. There is a range of integrated appliances.





The larger of the two bedrooms face the front of the property and offers plenty of space for a full suite of bedroom furniture alongside a large integrated wardrobe. The second bedroom overlooks the rear garden and is also a well-proportioned double.

Accommodation is completed by a wet room style shower room that enjoys a white suite and a mixture of tiling and wet walls.

THE WET ROOM



BEDROOM 1



BEDROOM 2



Externally, the property sits on a generous plot with private front and rear gardens. The gardens are low maintenance with artificial grass front and rear. The rear garden also boasts a large patio and is southwest facing, a perfect sun trap all day long.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

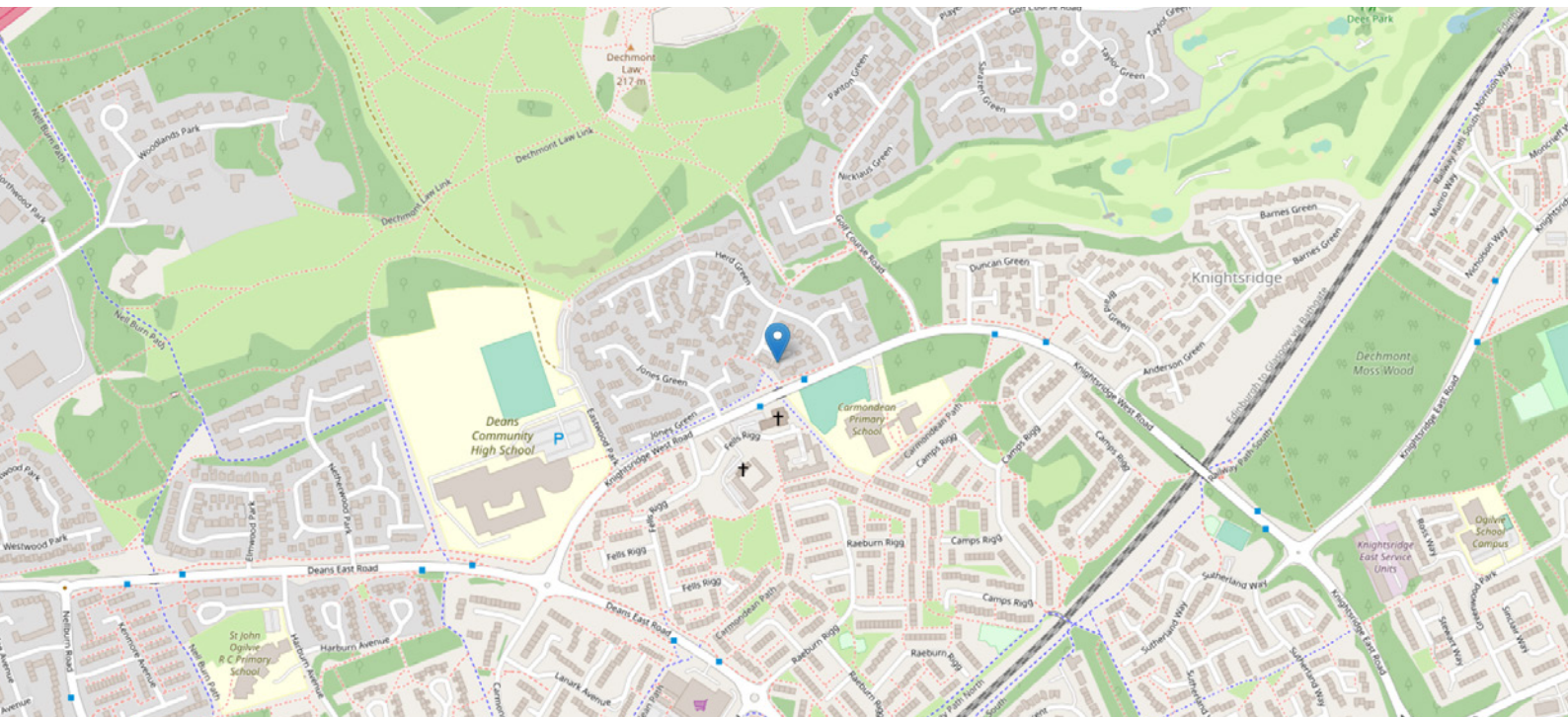
Living Room
Kitchen
Bedroom 1

4.90m (16'1") x 3.71m (12'2")
3.24m (10'8") x 2.71m (8'11")
3.58m (11'9") x 2.86m (9'5")

Bedroom 2
Wet Room
Garage

3.72m (12'2") x 3.71m (12'2")
2.71m (8'11") x 1.76m (5'9")
5.30m (17'5") x 2.75m (9')

Gross internal floor area (m²): 70m²
EPC Rating: C



THE LOCATION

The property is located in the Deer Park, one of Livingston's most sought-after locations. The town of Livingston itself offers an excellent range of amenities including good schooling from nursery to secondary level, a good range of supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services.





There is a wealth of shops and specialist stores housed in the Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by a mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.