

174 Deanswood Park

LIVINGSTON, WEST LOTHIAN, EH54 8QG



*CHARMING THREE-BED
TERRACED HOUSE*



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Part Exchange available! McEwan Fraser is delighted to present this lovely mid-terraced house to the market. Offered in good order throughout, the property benefits from excellent internal proportions which include a through-lounge and a large kitchen alongside two double bedrooms and a large single bedroom. Further benefits include gas central heating, double glazing, and a generous rear garden.

Internal accommodation is focused towards a spacious through lounge that is naturally bright with a picture window to the front and French doors to the rear which open onto a large deck. The lounge has ample space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. The kitchen is adjacent to the living room and comes with plenty of prep and storage space for the aspiring chef. There is a full range of base and wall-mounted units that are arranged around a range-style cooker. There is a mixture of integrated and free-standing appliances. The ground floor is completed by a welcoming entrance hallway which has integrated storage and a WC.



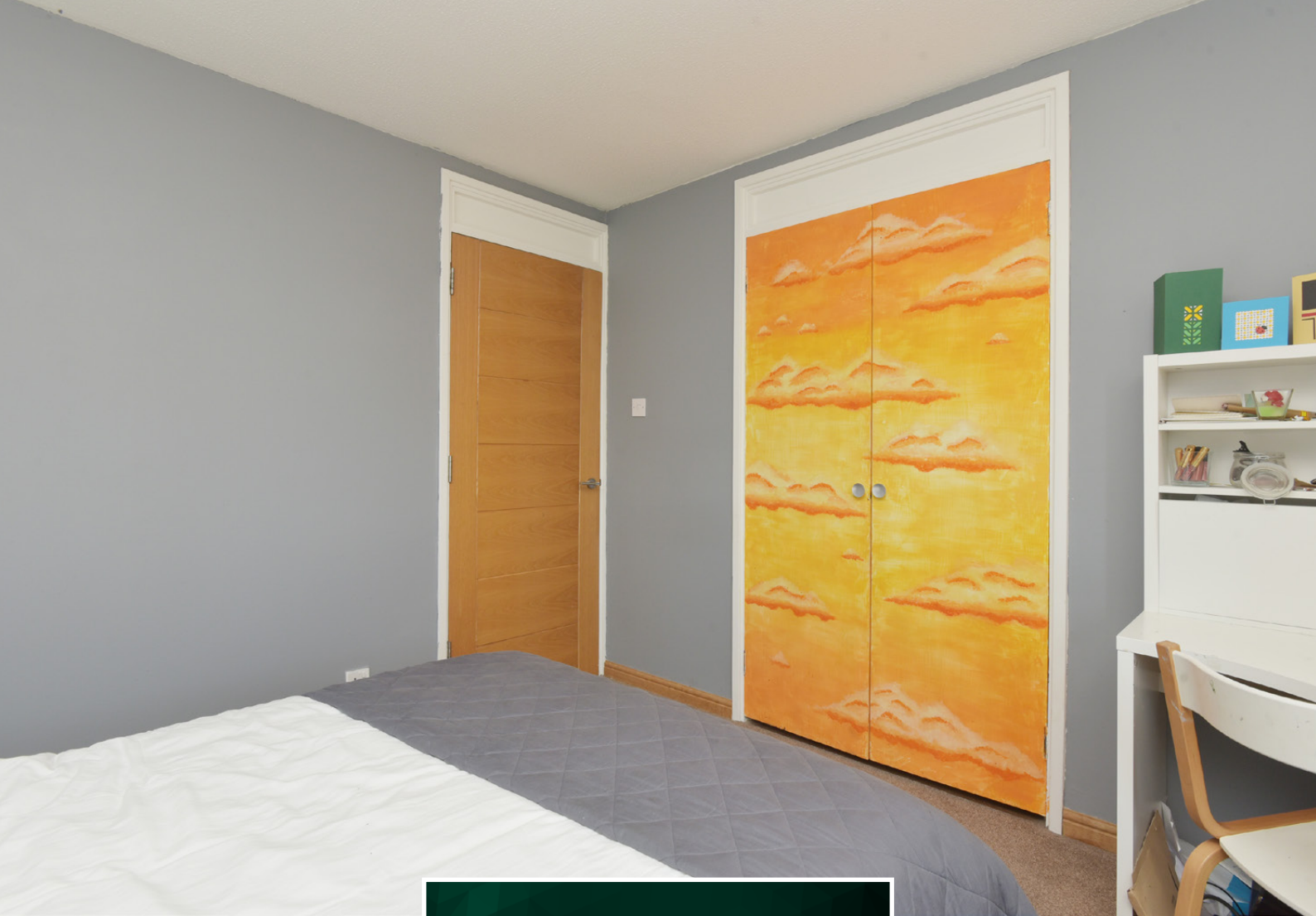
The kitchen





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a loft for additional storage. Bedroom one is a large double with lots of natural light and plenty of space for a full range of free-standing bedroom furniture. Bedroom two is a further large double bedroom with an integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedroom three is a well-proportioned single. The accommodation is completed by the bathroom which enjoys contemporary tiling and a three-piece suite with shower over the bath.





Bedroom 2

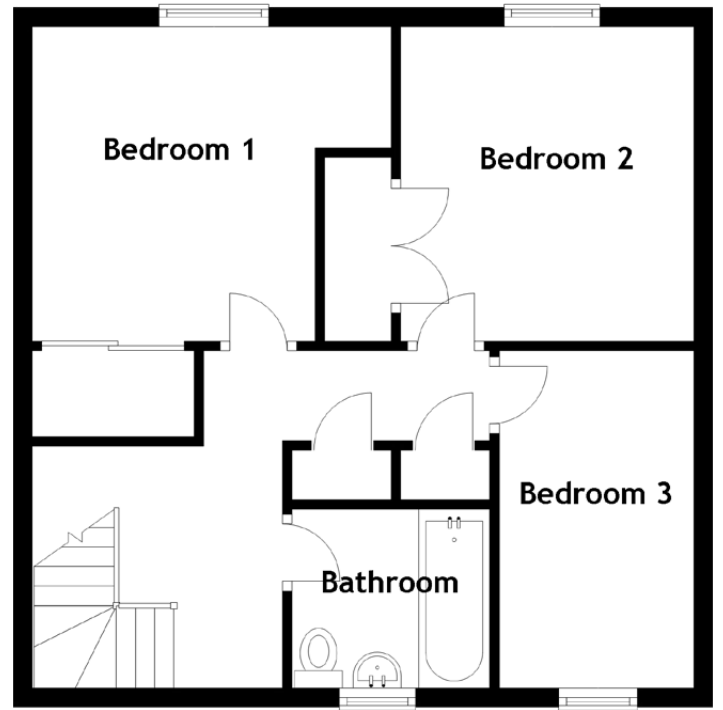
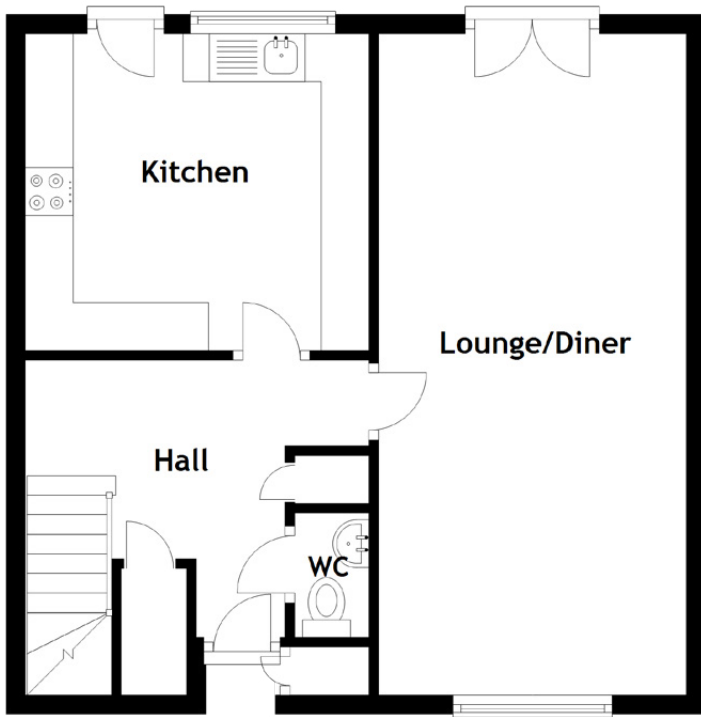




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner 6.91m (22'8") x 3.22m (10'7")
 Kitchen 3.59m (11'9") x 3.31m (10'10")
 WC 1.30m (4'3") x 0.78m (2'7")
 Bedroom 1 3.29m (10'9") x 2.95m (9'8")
 Bedroom 2 3.29m (10'9") x 3.06m (10')

Bedroom 3 3.52m (11'7") x 2.03m (6'8")
 Bathroom 2.06m (6'9") x 1.87m (6'2")

Gross internal floor area (m²): 95m²

EPC Rating: C

Floor Plan



Externally, there is plenty of resident's parking and a front garden largely laid to lawn. The generous rear garden boasts two decked areas, a mature lawn, and established flower beds. The rear garden does not back onto another property so is not directly overlooked from behind.

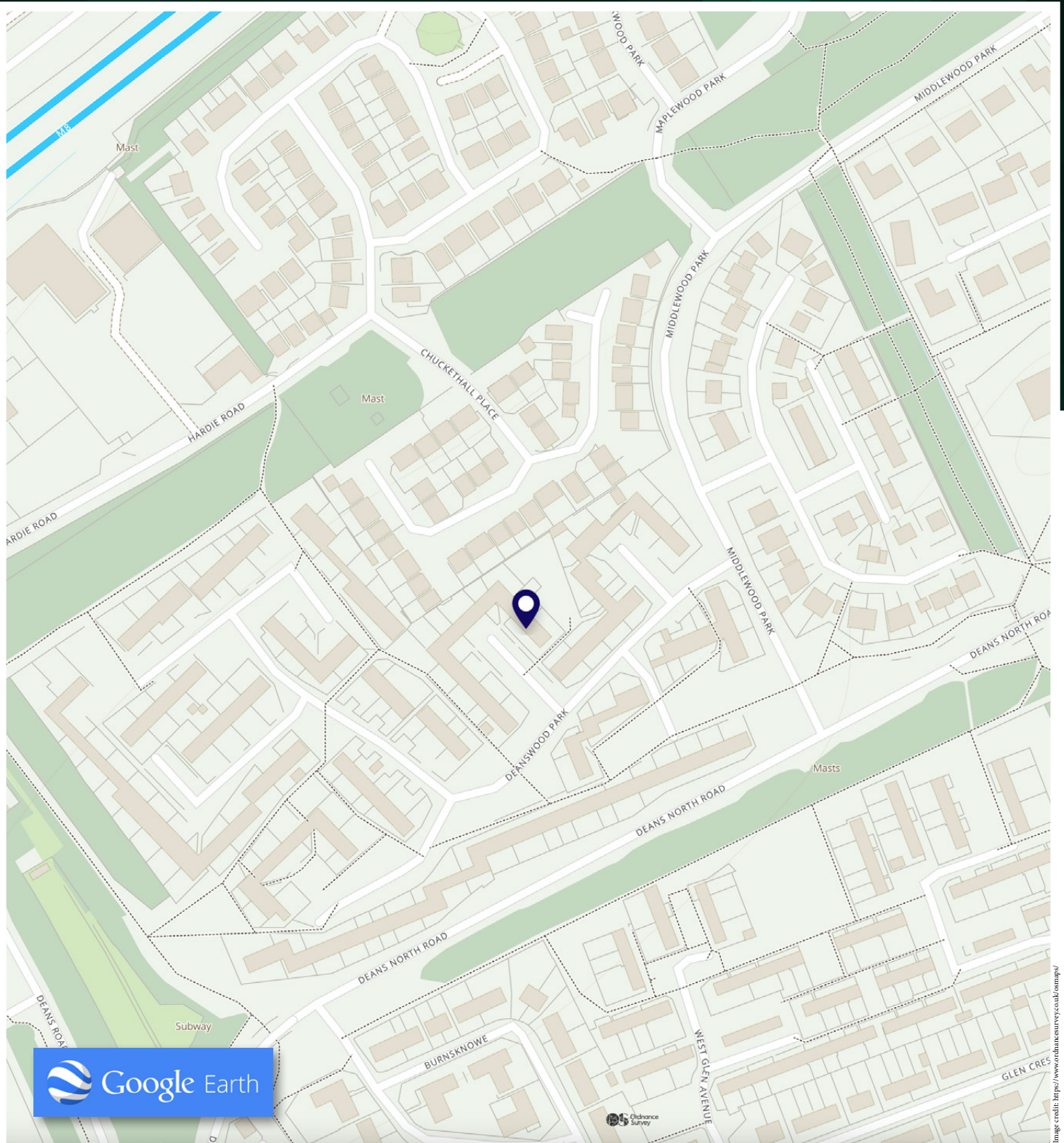




For those who are entirely unfamiliar with the area, Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy. Situated close to the M8, the town enjoys very easy links with the rest of the country. Livingston South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. Local shopping could scarcely be more convenient.

The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium. Nearby, for those who prefer wide-open spaces, the Almond Valley, following the course of the River Almond, provides pleasant country-like walks as well as a trim course and riverside gardens.

The Location



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