

174 Deanswood Park

DEANS, LIVINGSTON, WEST LOTHIAN, EH54 8QQ



Walk-in presented, three-bed family home with generous living space, a modern dining kitchen, private gardens and a sought-after position within a popular residential setting



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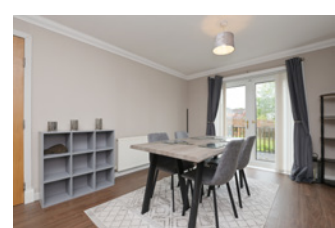


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McEwan Fraser Legal is delighted to present this spacious and well-maintained three-bedroom family home to the market. Offering bright, flexible accommodation over two levels, the property combines generous room proportions with attractive outdoor space, making it an excellent choice for families, first-time buyers and those looking for additional space to work from home.

THE LIVING ROOM



The accommodation begins with a welcoming entrance hall which immediately sets the tone for the property, offering a bright and practical introduction to the home. From here, access is provided to a useful storage cupboard and the principal ground-floor living spaces. The living room is an impressive room, stretching the full depth of the property and benefiting from excellent natural light from both aspects. The current owners have created a comfortable and stylish living and dining environment with ample space for a range of furniture layouts, making it equally suited to relaxing evenings and entertaining guests.

THE KITCHEN



The dining kitchen is positioned to the rear of the property and enjoys direct access to the garden. Fitted with an extensive range of warm timber-effect wall and base units, complemented by contrasting worktops and neutral tiled splashbacks, the kitchen offers excellent storage and preparation space. There is room for a range cooker alongside further freestanding appliances, creating a practical and highly functional hub for day-to-day family life. A useful cloakroom completes the ground floor accommodation.

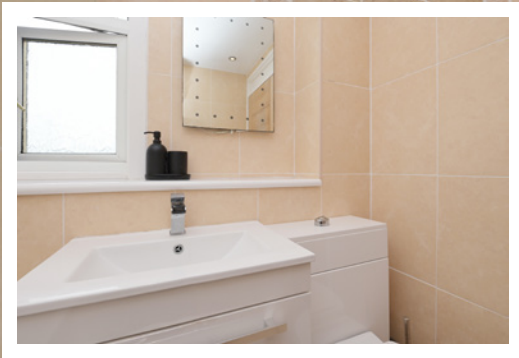




The upper landing provides access to three bedrooms and the family bathroom. Bedroom one is a particularly generous principal bedroom with excellent proportions and ample space for freestanding furniture. Bedroom two is another spacious double room, currently utilised as a hobby and collection room, demonstrating the flexibility on offer. Bedroom three is a comfortable single bedroom that would be equally well suited as a nursery, dressing room or home office.

The family bathroom has been finished in a timeless style with neutral wall tiling, a contemporary white suite, a chrome heated towel radiator and a shower positioned over the bath, creating a bright and practical space for the family.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



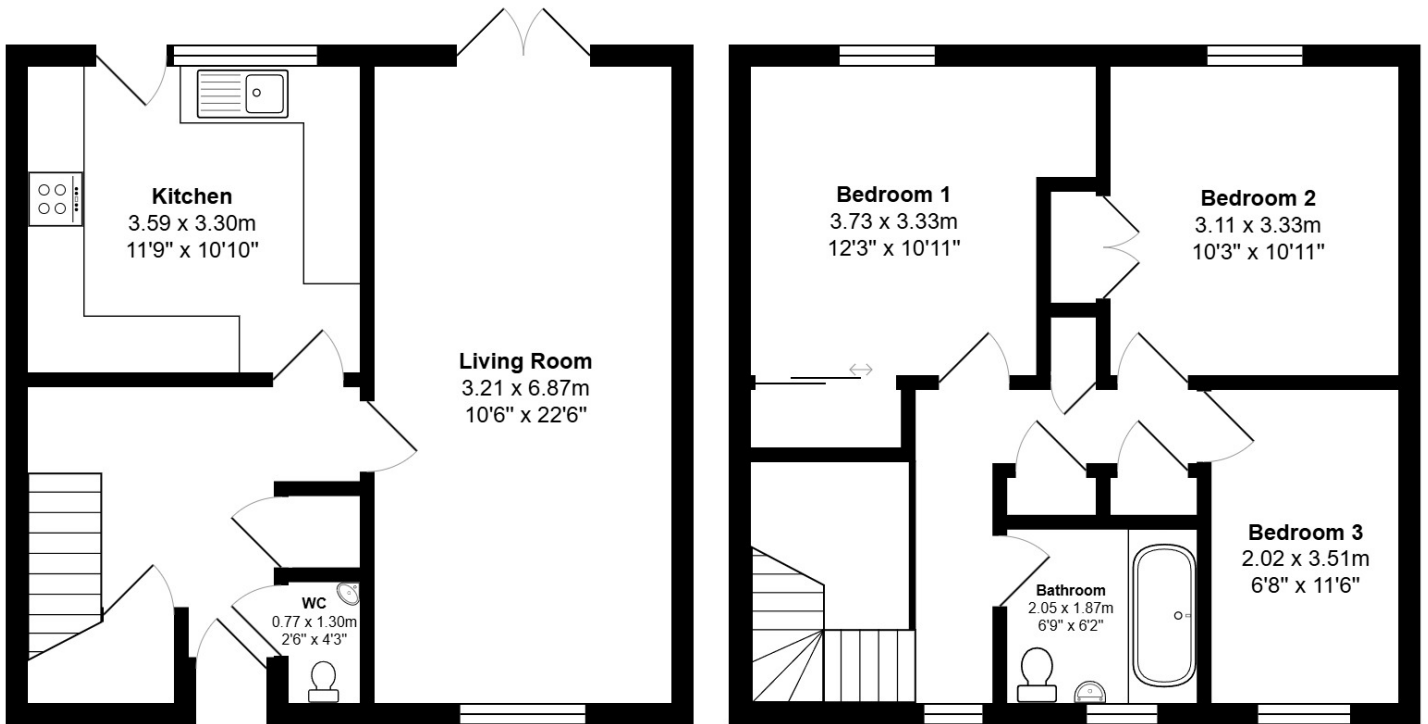
Externally, the property enjoys private front and rear gardens. The front garden provides a neat approach to the home, while the rear garden offers an excellent outdoor space with a combination of lawn, decking and patio areas. The garden is fully enclosed, making it ideal for children and pets, while also providing plenty of space for outdoor dining, summer entertaining and relaxing in the warmer months. A timber garden shed provides useful external storage.

Further benefits include double glazing, gas central heating, excellent storage throughout and a move-in-ready interior presented in attractive neutral tones.

EXTERNALS

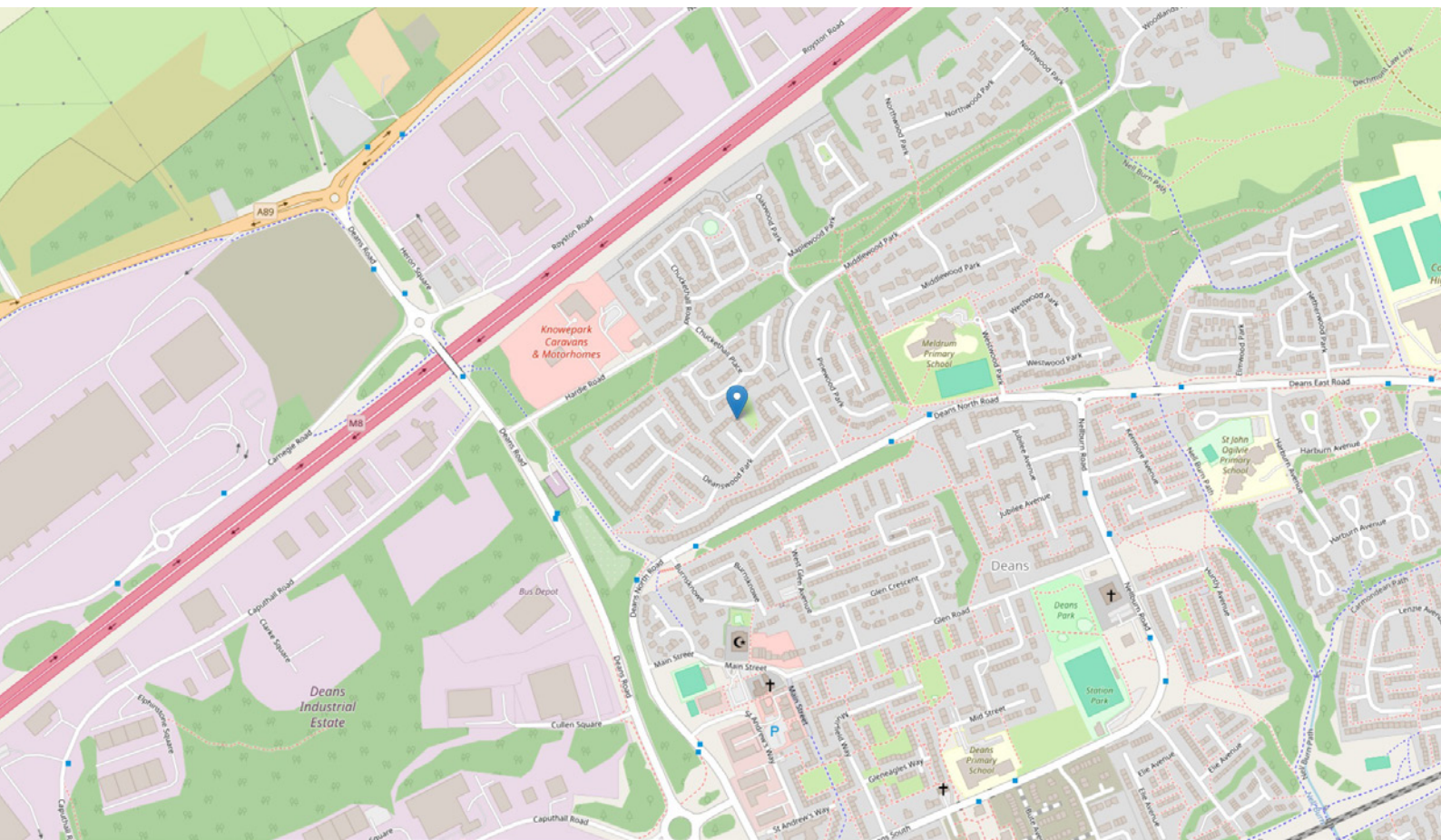


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: C



THE LOCATION

Deanswood Park enjoys a highly convenient position within the established and popular Deans area of Livingston, offering a fantastic balance of residential tranquillity and day-to-day convenience. The location is particularly well suited to families, professionals and commuters, with an excellent range of amenities available within easy reach. Local convenience stores, supermarkets, cafés, takeaways and healthcare facilities are all close by, ensuring everyday essentials are readily accessible. The area is also well served by reputable primary and secondary schooling, making it a practical choice for growing families.





For those who enjoy an active lifestyle, residents benefit from an abundance of nearby green space, woodland walks and cycle routes, while local parks and recreational facilities provide excellent opportunities for outdoor leisure. Deans Community High School, local sports facilities and several children's play areas are all easily accessible, adding to the area's family-friendly appeal.

Livingston continues to be one of Central Scotland's most sought-after towns thanks to its exceptional range of shopping, dining and entertainment options. The Centre Livingston and Livingston Designer Outlet are both only a short drive away and offer an extensive selection of high street retailers, restaurants, cafés, a cinema and leisure attractions. The area also benefits from a number of supermarkets including Tesco, Asda, Morrisons, Aldi and Lidl, providing excellent choice for weekly shopping.

Commuters are particularly well catered for, with Livingston North Railway Station located nearby, offering regular services to both Edinburgh and Glasgow. Excellent road links, including quick access to the M8 motorway, make travelling throughout Central Scotland straightforward, while Edinburgh Airport is also within comfortable driving distance. Combining superb local amenities, excellent transport connections and a strong sense of community, Deans remains one of Livingston's most consistently popular residential locations.



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