





Carol Lawton and RE/MAX Property proudly present this attractive family home located at Glen Terrace on Deans main street in Livingston, West Lothian. Situated in a sought-after residential area, this end-terraced property features three spacious double bedrooms, a large lounge, a kitchen/breakfast room, and a well-appointed shower room. Ideal for first-time buyers, the home offers comfortable living in the thriving community of Deans, with convenient access to local amenities. This property is sure to attract significant interest.

The home report can be downloaded from the RE/MAX website.

Freehold Property

Council Tax Band A

Factor Fee No

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Council Tax band: B

Tenure: Freehold



The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans Primary School and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as the local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket, Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Lounge

14' 10" x 12' 10" (4.52m x 3.90m)

The expansive lounge features plush carpet flooring and a cozy gas fire with an elegant surround, creating a warm and inviting atmosphere. It offers excellent storage with a built-in cupboard and an original bookshelf, adding both functionality and charm. The room is generously sized and boasts a large front-facing window that allows an abundance of natural light to flood in, enhancing the bright and airy feel.

Kitchen

13' 3" x 9' 1" (4.03m x 2.77m)

The kitchen features stylish wood-effect laminate flooring and a large front-facing window that fills the space with natural light. It is equipped with a stainless steel sink and mixer tap, a gas hob and oven, and a fridge freezer that will remain with the property. A central light fixture brightens the room, and convenient access to the hall adds to the kitchen's functionality.

Hall

14' 11" x 3' 7" (4.55m x 1.08m)

The hall features two generously sized storage cupboards, offering ample space for organizing essentials. Two side-view windows brighten the staircase with natural light, creating an inviting atmosphere. The carpeted flooring adds warmth and comfort, complemented by a central light fixture. The hall provides easy access to the lounge and upper landing, enhancing the flow and functionality of the home.

Bedroom 1

14' 8" x 8' 5" (4.47m x 2.56m)

Bedroom 1 is a very generously sized room featuring a large front-facing window that fills the space with natural light. The room is carpeted for added comfort and includes double fitted wardrobes for ample storage. A wall-mounted radiator ensures the room remains warm and cozy, making it a welcoming retreat.



Bedroom 2

13' 3" x 9' 1" (4.04m x 2.78m)

Bedroom 2 is a spacious and well-appointed room featuring a large rear-facing window that offers pleasant views and ample natural light. The room is comfortably carpeted and illuminated by a central light fixture. It also includes double fitted wardrobes, providing generous storage space and enhancing the room's functionality.

Bedroom 3

11' 7" x 11' 7" (3.52m x 3.52m)

Bedroom 3 features a front-facing window that allows plenty of natural light to illuminate the space. The room is comfortably carpeted and includes a central light fixture. It is equipped with a radiator for warmth and double fitted wardrobes that provide ample storage. This well-appointed bedroom offers both comfort and functionality.

Shower room

6' 5" x 5' 9" (1.95m x 1.75m)

The shower room features elegant tiled walls and floors, creating a sleek and modern look. It includes a heated towel rail for added comfort, a central light fixture, and a stylish vanity sink. The room is also equipped with a WC and an electric shower within a glass shower cubicle, providing a practical and contemporary space.

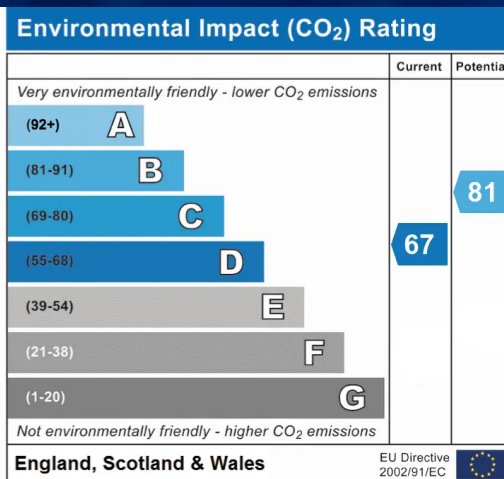
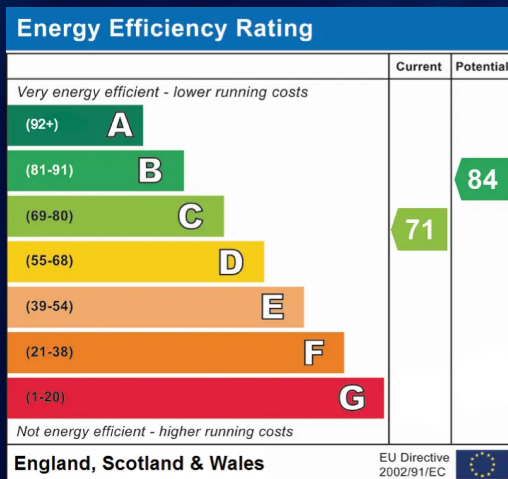
Front Garden

The front garden features low-maintenance artificial grass, complemented by mature shrubs and trees that add a touch of natural beauty. A chipped area adds texture and visual interest, while a large monoblocked driveway provides ample parking space for multiple cars. Paving leads up to the front door, offering both functionality and curb appeal.

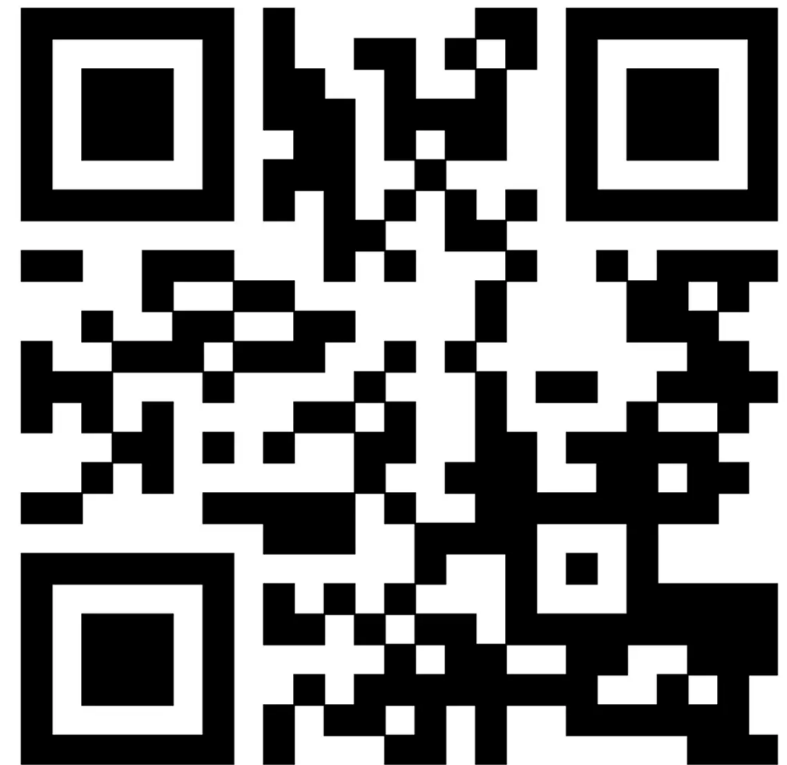
Rear garden

The rear garden is fully enclosed with a gate, ensuring privacy and security. It features a designated storage area and a well-maintained lawn. An outdoor light provides illumination for evening enjoyment, while a paved patio area offers a perfect spot for outdoor dining and relaxation.





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The Home Report



RE/MAX Property

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