



4 Deanswood Park, Deans

Offers Over £180,000



RE/MAX
Estate



4 Deanswood Park

Deans, Livingston

Chloe Mason with RE/MAX Estates is proud to bring to the market this spacious 4-bedroom detached home, offering an excellent opportunity for modernisation.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Lounge Diner

Featuring plush carpeted flooring and a soothing neutral decor, this spacious open-plan lounge diner is bathed in natural light from its front and rear-facing windows, creating a bright and inviting ambiance perfect for both relaxation and entertaining.

Kitchen

This spacious kitchen presents an exciting opportunity for modernisation, featuring ample storage with a mix of wall and base units. There's designated space for a fridge freezer, and the washing machine and dishwasher are thoughtfully included in the sale, ensuring a practical and versatile living space.

Guest WC

Offering an excellent opportunity to add value, this conveniently located guest WC is perfectly positioned adjacent to the main living areas. It features a WC and wash hand basin, providing added convenience for both residents and guests.

Hallway

Featuring carpeted flooring throughout, this welcoming hallway includes an under-stair storage cupboard and an additional storage cupboard for extra convenience. It provides access to the front door leading to residents' parking, while a carpeted staircase with a wooden bannister adds a touch of warmth and character.

Master Bedroom

This spacious double bedroom boasts carpeted flooring and is filled with natural light, creating a bright and airy atmosphere. It features a sleek sliding mirror wardrobe, offering ample storage space and enhancing the room's functionality and style.





Shower Room

Recently renovated to a high standard, this beautifully modern shower room features a sleek shower enclosure with a curved sliding door, a WC, a wash hand basin, and a radiator. The UPVC chrome-clad ceiling adds a contemporary touch, enhancing the room's stylish and modern appeal.

Bedroom 2

This generously sized double bedroom features neutral decor and carpeted flooring, providing a comfortable and versatile space. With plenty of room for additional bedroom furnishings, it offers flexibility to suit various styles and needs.

Bedroom 3

Similar to Bedroom 2, this spacious double bedroom is adorned with neutral decor and carpeted flooring, creating a cosy and adaptable living space. Additionally, it benefits from a fitted cupboard, providing convenient storage for personal belongings.

Bedroom 4

This generously sized bedroom features carpeted flooring and offers ample space for various furnishings. With an excellent opportunity for modernisation, it presents the perfect canvas to customise and create your ideal retreat.

Upper Hallway

A generously sized space featuring a beautiful staircase and multiple storage cupboards, offering an abundance of storage options. This well-designed area provides easy access to all the bedrooms and the shower room, adding both convenience and functionality.



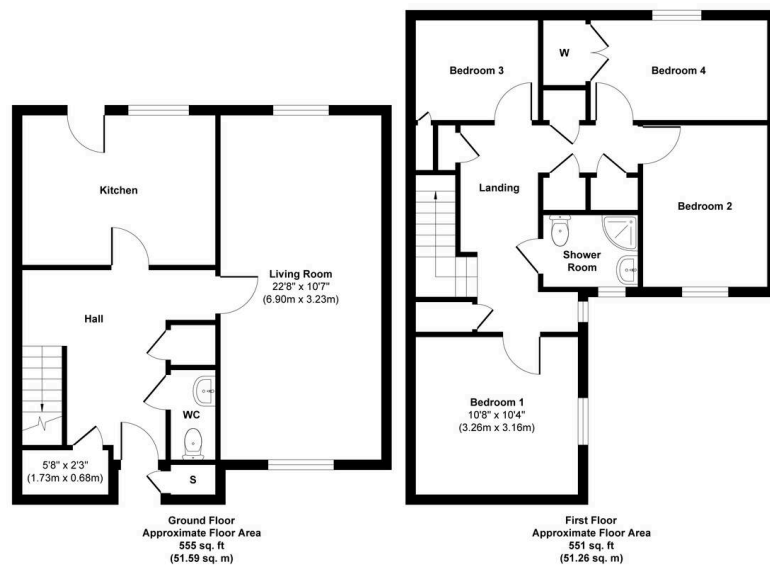


REAR GARDEN

This private outdoor space features a monoblock driveway with ample room for multiple cars. It also offers space for garden furnishings and a designated area for bin storage, making it both practical and inviting.



4 Deanswood Park Deans, Livingston, EH54 8NX



Approx. Gross Internal Floor Area 1106 sq. ft / 102.85 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	79
England, Scotland & Wales	EU Directive 2002/91/EC	



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

info@remax-linlithgow.net

www.remax-scotland.net/estate-agents/linlithgow



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