







**\*Pretty Mid-Terraced Home!\***

Niall McCabe and RE/MAX Property are thrilled to present this generously sized 2/3-bedroom mid-terrace home, situated in the sought-after Lenzie Avenue area of Deans. Lovingly maintained by the same family for decades, this property offers well-proportioned living spaces filled with natural light. Externally, it features private gardens and convenient on-street parking, making it an ideal choice for a comfortable and welcoming home.

Deans, located in the vibrant town of Livingston, offers a perfect blend of residential charm and modern convenience. Known for its friendly community atmosphere, the area boasts excellent local amenities, including schools, shops, and recreational facilities. With its easy access to Livingston's bustling town centre, as well as superb transport links to Edinburgh, Glasgow, and beyond, Deans is a highly desirable location for families and commuters alike. Surrounded by green spaces and parks, it provides a balanced lifestyle combining urban accessibility with a touch of nature.

Freehold

Council tax band B

There are No Factor Fees

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



### Lounge

21' 1" x 10' 8" (6.42m x 3.26m)

This spacious lounge overlooks the rear garden and features a charming wood-burning stove as a focal point. With ample room for dining furniture and direct access to the conservatory, it's the perfect space for relaxing and entertaining.

### Kitchen

9' 11" x 7' 10" (3.03m x 2.38m)

This impressive Shaker-style kitchen boasts a great selection of units, a stunning range cooker, and a front-facing window that fills the space with natural light.

### Conservatory

10' 2" x 9' 7" (3.11m x 2.93m)

This cozy conservatory overlooks the rear garden, offering a delightful space for relaxed evenings with family. Glass doors provide seamless access to the garden, perfect for indoor-outdoor living.

### W.C

6' 2" x 3' 1" (1.87m x 0.95m)

Handy 2-piece suite completes the lower-level accommodation perfectly, there is central lighting and oodles of potential.





### Bedroom 1

11' 9" x 10' 8" (3.57m x 3.26m)

This sizeable main bedroom features light wall coverings, a large window that floods the space with natural light, and ample floorspace for comfort and versatility.

### Bedroom 2

10' 5" x 9' 0" (3.18m x 2.75m)

The second double bedroom offers excellent potential, featuring a large window that brightens the space and generous floorspace for versatility.

### Dressing/Office/Room 3

10' 1" x 7' 10" (3.08m x 2.38m)

This generously sized extra room offers fantastic versatility, ideal as a dressing room, home office, or nursery, perfectly adaptable to suit any buyer's needs.

### Family Bathroom

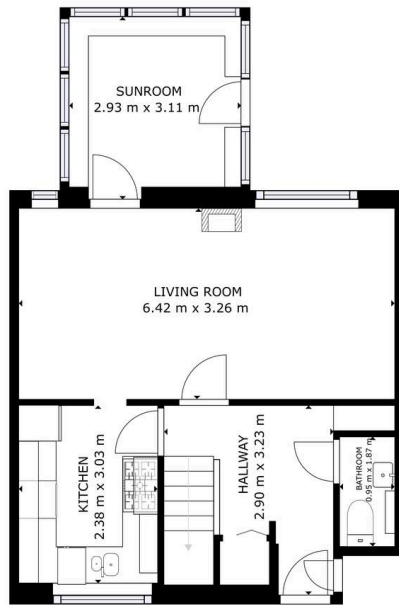
6' 9" x 5' 6" (2.06m x 1.68m)

This 3-piece family bathroom includes a bathtub, wash hand basin, and W.C., complemented by a glazed window and neutral wall coverings for a bright, clean look.

### Exterior

The lovely, mature gardens are a true highlight. The front features beautiful hedges and planting for maximum privacy, while the serene rear garden boasts a patio, lush lawn, spots for bulbs to flourish, and a tranquil backdrop.

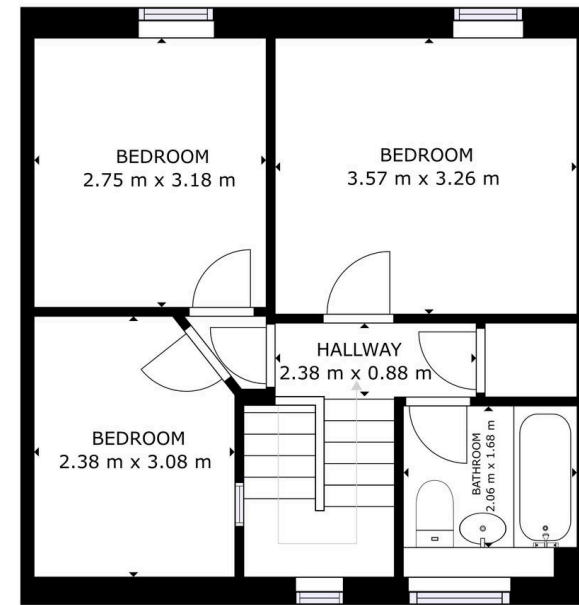




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 51.53 m<sup>2</sup>, FLOOR 2: 43.26 m<sup>2</sup>  
 TOTAL: 94.79 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 51.53 m<sup>2</sup>, FLOOR 2: 43.26 m<sup>2</sup>  
 TOTAL: 94.79 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

Niall McCabe - Remax Property, Remax House - EH54 6TS

07940 230 896 • nmccabe@remax-scotland.net • www.remax-livingston.net



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