





Chain-Free Detached Bungalow With Detached Garage, ready for a family to put their stamp onto.

Whether you're upsizing, downsizing or simply looking for a home in a great location, this property ticks every box – book your viewing today!

Blank canvas and perfectly placed within a quiet cul-de-sac in Herd Green, this Three Bedroom Detached Bungalow offers spacious, flexible living throughout. Ideal for families or downsizers alike, the property combines comfort, style and convenience in one of Livingston's sought-after locations.

The home features a bright lounge, kitchen with dining, Bathroom and three double bedrooms with the main bedroom benefiting from an en-suite shower room.

Outside, the property has a garden to the front, side and rear – providing excellent space for outdoor entertaining, along with a private driveway and garage. Set close to local schools, shops and commuter links, this fantastic home is perfectly suited.

Freehold Property.

Council Tax Band

EPC D.

No Factor Fees.

Home report downloads and online bookings can be done from the RE/MAX website.



The location is ideal, in a quiet, family friendly cul-de-sac. Schooling is at Carmondean Primary School and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities.

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 Club and Golf Course is just a few minutes' drive away. There are several pleasant walks locally within the surrounding countryside.

Entrance Vestibule

4' 8" x 3' 4" (1.41m x 1.01m)

Enter into the vestibule with a built-in cupboard where the fuse box is. The vestibule has one central light fitting, painted and wallpapered walls, and vinyl tile flooring.

Lounge

20' 3" x 10' 6" (6.17m x 3.19m)

Spacious Lounge with two central light fittings, one wall light, large front facing window, wallpapered walls, one radiator and newly fitted carpet flooring; A spacious and adaptable room that allows for multiple layout possibilities, with plenty of space for living room furniture and storage solutions.

Hall

Size-(2.76m x 0.93m) x (5.87m x 0.80m) T-shaped Hall giving access to Kitchen, Bathroom, Three double Bedrooms - one with Ensuite, and two shelved built-in cupboard spaces. There is painted walls, rear facing window, one radiator and newly fitted carpet flooring.

Kitchen with Dining

20' 10" x 10' 11" (6.34m x 3.33m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, boiler, extractor fan, integrated gas hobs, oven, and one and a half stainless steel sink with mixer tap. There are three central light fittings, two rear facing windows, painted and partially tiled walls, one radiator and laminate flooring. The kitchen features an island with base units to one side and a breakfast bar opposite. There is a generous dining area, complemented by French doors opening onto the rear garden, along with an additional external door providing further access to the garden.



Bathroom

9' 2" x 5' 9" (2.80m x 1.75m)

Three-piece Bathroom comprising of toilet, sink with hot and cold taps, and bath with handheld mains operated shower. There is one central light fitting, front facing opaque window, tile and wallpapered walls, heated towel rail and laminate flooring.

Bedroom 1

15' 3" x 10' 11" (4.65m x 3.33m)

Excellent sized double Bedroom with sliding mirror door wardrobes and an Ensuite shower room. There is one central light fitting, rear facing window, wallpapered and painted walls, one radiator and newly fitted carpet flooring.

Ensuite

10' 11" x 3' 11" (3.32m x 1.19m)

Ensuite Shower Room comprising of toilet, sink with mixer tap, and a walk-in shower with hand held electric shower. There is one central light fitting, tiled walls, extractor fan, heated towel rail and tiled flooring.

Bedroom 2

12' 6" x 11' 5" (3.81m x 3.47m)

Double Bedroom with two sections - this would be ideal for a home office, play room, nursery or children's room. There is spotlighting, one central light fitting, skylight window, painted walls, one radiator and laminate flooring.

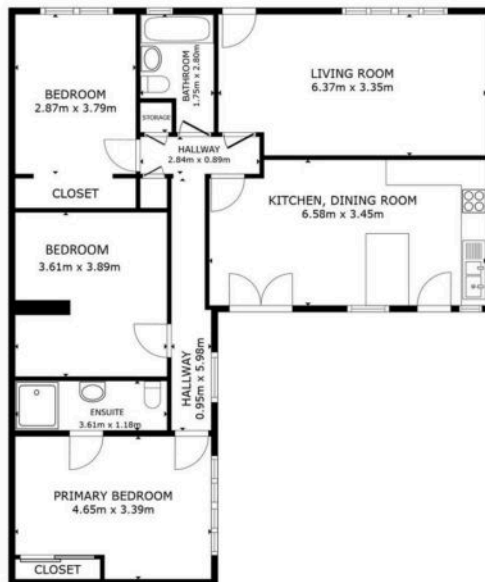
Bedroom 3

12' 3" x 8' 11" (3.74m x 2.73m)

Double Bedroom located at the front of the property with built-in wardrobe (doors required). There is one central light fitting, wallpapered and painted walls, one radiator and laminate flooring.







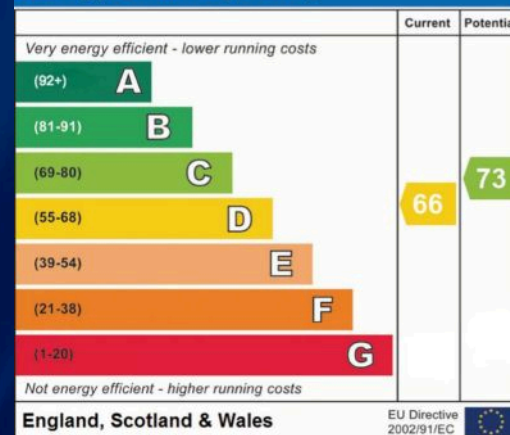
FLOOR PLAN



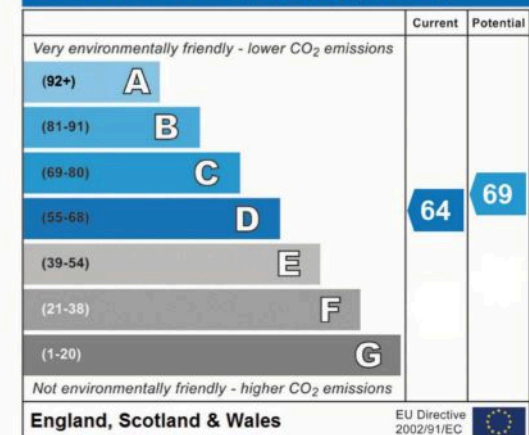
GROSS INTERNAL AREA
FLOOR PLAN 107.4 m²
TOTAL: 107.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Property

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