



**REMAX**  
Property

129 Deanswood Park, Deans, Livingston, EH54 8NZ

Offers Over £190,000



A fantastic three/four bedroom home featuring a cosy wood-burning stove, a spacious rear extension, a newly fitted bathroom, and parking for two cars!

Lauren Beresford and RE/MAX Property are delighted to present to the market this three/four Bedroom property located in **Deanswood Park, Deans, Livingston, EH54 8NZ**. Comprising of: Entrance Hall, WC, Lounge, Dining Area, Kitchen, Utility/Hall, three/four Bedrooms and Bathroom. This property benefits from gas central heating, double glazing, solar panels, EV charger and parking for two cars.

Deans is a residential and industrial suburb located in the northern part of Livingston, West Lothian, Scotland. Historically known as Livingston Station due to its former railway station, Deans has evolved from its industrial roots into a vibrant community. The area offers a range of amenities, including the Carmondean Centre, which houses various shops, eateries, and a Morrisons supermarket. Educational facilities are well-represented, with institutions like Meldrum Primary, St. John Ogilvie Primary & Deans Community High School, serving the local population. Transportation is convenient, with the nearby Livingston North railway station providing regular services to Edinburgh and Glasgow, and easy access to the M8 motorway.

**Council Tax Band B**

**No Factor Fees**

**Freehold Tenure**

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

### Entrance Hall

11' 10" x 9' 6" (3.60m x 2.90m)

Welcoming Hallway with access to WC, Lounge, Kitchen, Family Room/Bedroom, Utility/Hallway and staircase to the upper level of the property. There is one central light fitting, textured and wallpaper walls, one radiator, built-in storage cupboard, hive heating and laminate flooring.

### Lounge

14' 6" x 13' 6" (4.41m x 4.11m)

Great sized Lounge with a show stopping woodburning stove with brick surround, and access to the Dining Area. There is one central light fitting, painted walls, large front facing window, newly fitted radiator underneath the window, and laminate flooring.

### Kitchen

11' 9" x 11' 4" (3.58m x 3.46m)

Generous sized Kitchen with wall and base units, worktops, integrated fridge freezer, integrated dishwasher, integrated double oven, space for white goods, five point gas hob, extractor hood, and one and a half stainless steel sink with mixer tap. There are two central light fittings, painted walls with splashback, rear facing window and laminate flooring.

### Dining Room

13' 5" x 7' 11" (4.08m x 2.41m)

Dining space giving access to extended part of the home, Kitchen and to the Lounge. There are two central light fittings, painted walls, newly fitted radiator and laminate flooring.

### WC

5' 0" x 2' 8" (1.53m x 0.82m)

WC has toilet, sink, extractor fan, one central light fitting, painted and wooden panelled walls, and vinyl flooring.





### Family Room/Bedroom

13' 11" x 9' 3" (4.24m x 2.82m)

Excellent space which can be utilised to be another family space, home office or Bedroom - this room has double doors from the dining area and a single door to the Hall adjacent. There is one central light fitting, three rear facing windows, wallpaper feature wall, painted walls and laminate flooring.

### Utility/Hallway

12' 10" x 4' 1" (3.91m x 1.25m)

Extended part of the home; Hallway with access to the rear garden via French doors and Utility space with worktop, base unit and space for a white good. There is a side and rear facing window, one radiator and laminate flooring.

### Upper Hall

(3.49m x 0.94m) (3.07m x 0.90m) Open plan hallway and stairs giving access to Bathroom and three double Bedrooms. There are two central light fittings, three built-in cupboard spaces, front facing window, textured and wallpapered walls, one radiator and carpet flooring.

### Bathroom

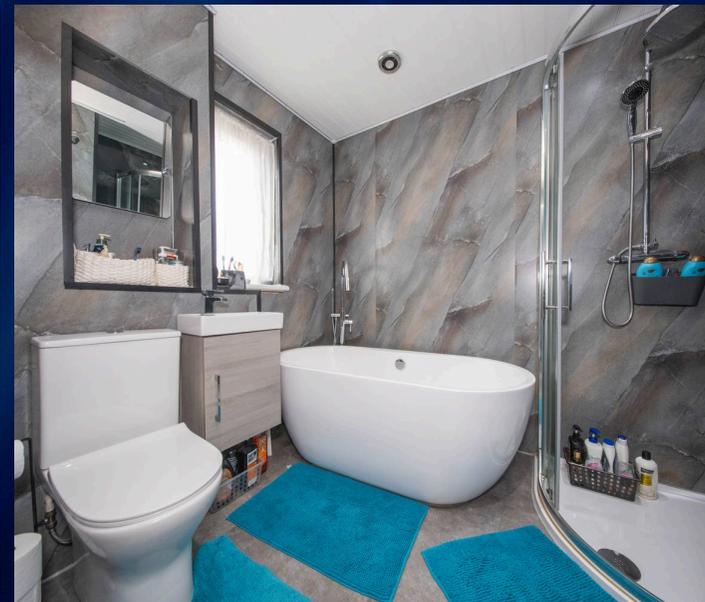
8' 0" x 6' 5" (2.44m x 1.95m)

Newly fitted four piece Bathroom comprising of: spotlighting, tiled walls with wet wall panelling, in built shelf above toilet, front facing opaque window, sink vanity, large freestanding bathtub, corner shower unit with waterfall and handheld shower, vinyl tile flooring and modern barn door effect sliding door.

### Bedroom One

12' 9" x 10' 11" (3.89m x 3.33m)

Double Bedroom with sliding door built-in wardrobes, one central light fitting, wallpapered walls, rear facing window, one radiator and carpet flooring.





### **Bedroom Two**

10' 11" x 10' 6" (3.34m x 3.21m)

Double Bedroom with single built-in cupboard space, one central light fitting, wallpapered walls, rear facing window, one radiator and carpet flooring.

### **Bedroom Three**

11' 6" x 9' 8" (3.50m x 2.95m)

Double Bedroom with space for storage units, one central light fitting, wallpapered walls, front facing window, one radiator and carpet flooring.

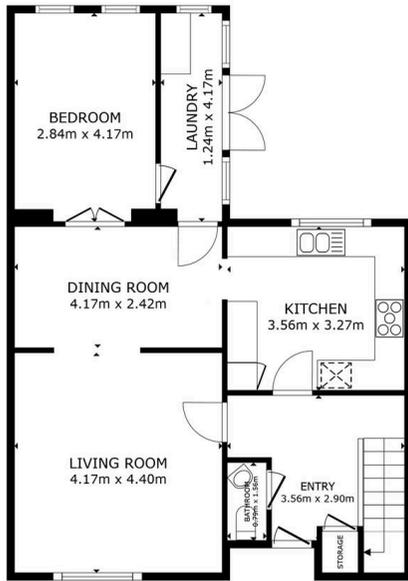
### **Front Garden**

Front garden has a grassed area with shrubbery, artificial grass area, path, space for bins, two car driveway and plenty of guest parking nearby.

### **Rear Garden**

Low Maintenance and private Rear Garden with decked area, paved area, garden storage, fence surround with access to the front of the property via path.

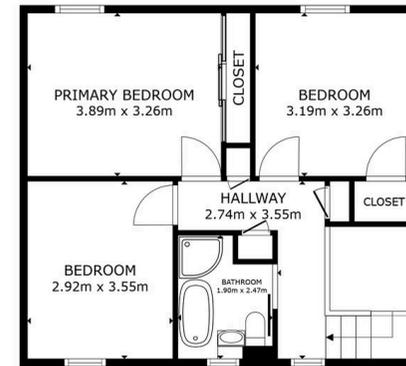




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 70.8 m<sup>2</sup> FLOOR 2 53.7 m<sup>2</sup>  
 TOTAL: 124.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 70.8 m<sup>2</sup> FLOOR 2 53.7 m<sup>2</sup>  
 TOTAL: 124.4 m<sup>2</sup>

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## REMAX Property

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