



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2 Jacklin Green
Deans, Livingston EH54 8PZ

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Nestled within an established residential cul-de-sac development in Livingston, this three bedroom semi-detached villa is presented to an immaculate standard, inside and out, offering a wonderful family home in perfect, move-in condition.

Positioned behind a low-maintenance front garden, the front door opens into a welcoming hallway with a handy cloak cupboard and a bright spacious lounge overlooks the front garden. Moving to the rear, is a beautifully extended kitchen and dining room, which makes the perfect setting for modern family life and entertaining. Cleverly enclosed by a peninsula, the stylish kitchen has a clear line of sight to the garden. An array of gloss-white cabinets framed by timber-effect worktops provides storage and worktop space, whilst housing a full range of integrated appliances. A wide opening marks the transition into the inviting dining area, which easily accommodates a six seat dining table and benefits from patio doors onto the rear garden. Completing downstairs, is a double bedroom and a light and airy family bathroom.

Property Summary

- Semi-detached villa
- Elegant lounge
- Impressive kitchen and dining room
- Two double bedrooms with built-in wardrobes
- Further downstairs double bedroom
- Family bathroom
- Gardens to front, side and rear.
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - D







Lovely semi-detached villa, offering desirable open-plan living space







Continuing upstairs onto the airy landing, the property boasts two delightful double bedrooms, both with built-in wardrobes.

Externally, the property benefits from gardens, to front, side and rear. Directly, adjacent to the rear garden is a garage with parking area.

Extras: all fitted floor coverings, window blinds, light fittings and integrated kitchen appliances to be included in the sale.





Livingston

Livingston is a prime commuter town, being ideally situated between Edinburgh(approx.15 miles) and Glasgow(approx. 30 miles). With an excellent commercial and business hub, it attracts large national and international companies, including BSKyB, with excellent employment opportunities.

The Almondvale Centre and Livingston Designer Outlet offers fabulous high end shopping opportunities as well as, excellent bars, restaurants and a Vue Cinema complex. It also includes an Asda store. For leisure, there is the Deer Park Golf and Country Club or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course.

The Deans area, lies on the northern edge of Livingston and is on the boundary of Deer Park, with path access, offering a great space for walking and running. Carmodean primary school and Deans Community high school are with-in walking distance. Livingston North, is the closest train station and there is easy access to the M8.

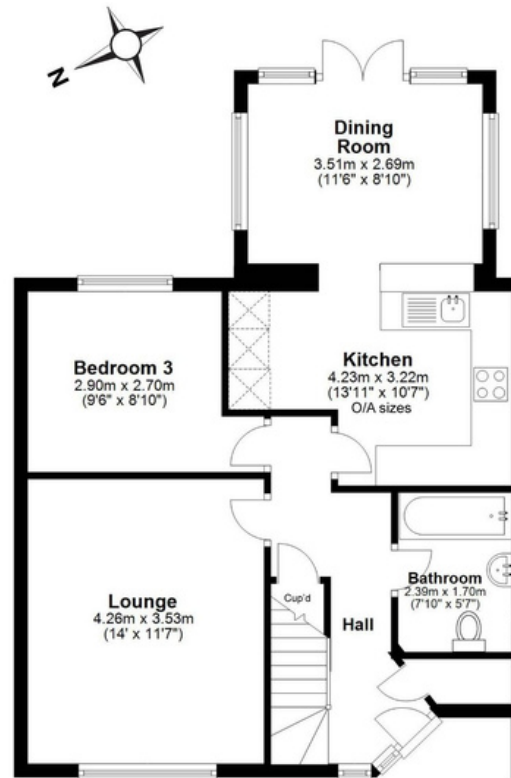
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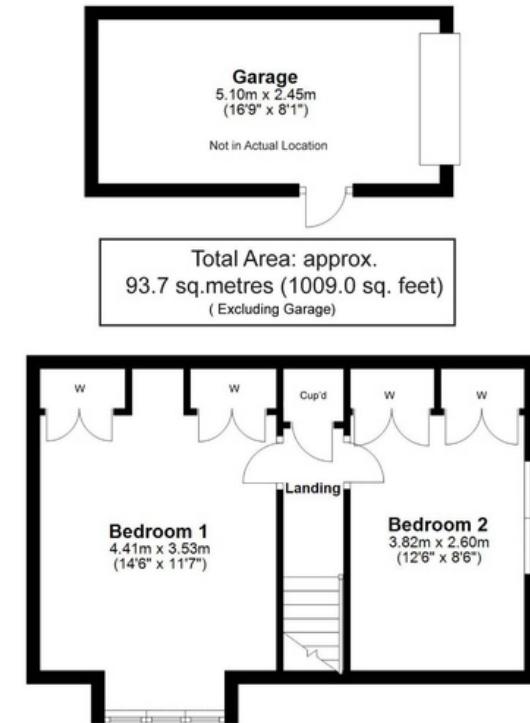
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Ground Floor
Approx. 60.0 sq. metres (646.0 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.0 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.