



**8 Panton Green**

Livingston, West Lothian, EH54 8RY

CALL US ON 0131 447 4747



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For price and viewing information please visit  
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- Reception hall with storage.
- Attractive & generously proportioned living room.
- Formal dining room with French doors to rear garden
- Modern fitted breakfasting kitchen with appliances.
- Utility room.
- Shower room on ground level.
- Upper landing with storage.
- Three good sized double bedrooms all with fitted storage.
- Fourth bedroom with fitted bedroom furniture.
- Family bathroom with shower.
- Access to attic via Ramsay Ladder in Bedroom 1.
- Fabulous open outlook to front.
- Monoblock driveway to front leading to garage.
- Extensive gardens to sides & rear.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A well-presented detached villa, in a cul de sac location, situated within the sought after and exclusive Deer Park development in Livingston in West Lothian. Livingston is an ideal commuter base to the east and west with its close proximity to the M8 and Livingston North train station is within walking distance. The property is set on an excellent corner position and would make an ideal family home in a great location. Boasting fabulous stunning views to the front of the property.







## LOCATION

Deer Park, in Livingston, is an exclusive and established modern development famous for its golf course and country club which features a restaurant, swimming pool, state of the art gymnasium, spa and bowling lanes. The club offers various membership options which are available on its website. There are a variety of convenient day to day shops within close proximity, including a Morisons Supermarket. More extensive amenities can be found at Almondvale Shopping Centre and Livingston Designer Outlet both of which house an extensive range of high street retailers, popular restaurants, cafes and a wide choice of supermarkets. For a fun family day out, Almond Valley Heritage Trust offers a museum, train ride and farm animals. Education is well catered for from nursery to secondary level with Carmondean Primary and Deans Community High, both close by. The area is perfectly situated for the commuter with easy access to the M8 and Livingston North Railway Station, providing a regular service to Glasgow and Edinburgh City Centre.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE OVEN, FRIDGE/FREEZER, DISHWASHER. THE AUTOMATIC WASHING MACHINE, FRIDGE AND FREEZER WITHIN THE UTILITY ROOM WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE ALONG WITH THE GARDEN SHED, SUMMER HOUSE AND GREENHOUSE.



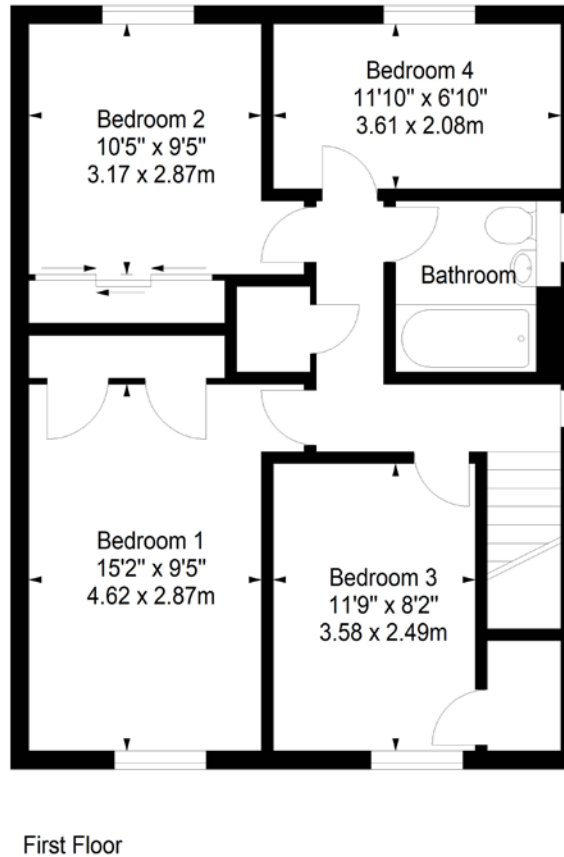
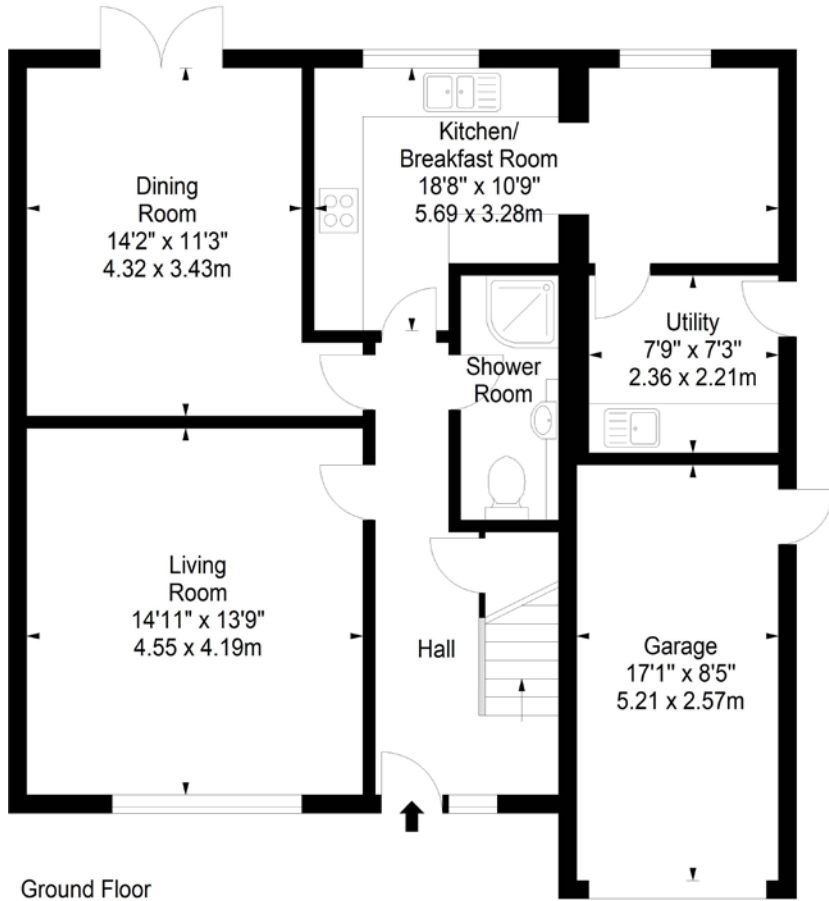
COUNCIL TAX BAND: F.  
TRAIN STATION: APPROXIMATELY 1 MILE TO LIVINGSTON NORTH TRAIN STATION.  
AIRPORT: APPROXIMATELY 11.3 MILES TO EDINBURGH AIRPORT.  
BUSES: WITHIN 400 METRES.



**Panton Green,  
Livingston,  
West Lothian, EH54 8RY**



Approx. Gross Internal Area  
1591 Sq Ft - 147.80 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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