

11 TAYLOR GREEN, DEER PARK, LIVINGSTON, EH54 8SY



Sneddon Morrison Estate Agents are delighted to bring this fantastic, 3-bedroom top floor apartment to the open market. Situated within the popular but quiet area of Deer Park in Livingston, the property is good decorative order throughout and offers direct views of the golf course. Comprising:

- Lounge/Turret Dining area, Dining Kitchen, Master bedroom with en-suite, 2 further double bedrooms, Bathroom Secure Entry System, Allocated Residents Parking



This three-bedroom top floor apartment lies in a quiet location within the popular Deer Park area of Livingston and must be viewed to appreciate what is on offer.

Entry to the property is gained via a timber-glazed door with a secure entry system, which leads into the carpeted communal stairwell. The entrance to the flat is via a hardwood timber door.

The L-shaped hallway provides access to all rooms in the flat and is of neutral décor. The unique turret dining area located to the rear of the lounge provides great views over to golf course and is a bright and airy space. The dining kitchen has ample base and wall-units with coordinated worktops, a stainless steel sink with drainer and a full range of integrated appliances.

All three bedrooms are of neutral décor with carpet to the floor. The master bedroom benefits from a wall-to-wall built-in wardrobe while bedroom two has a built-in wardrobe, which provides adequate hanging and shelving space.

The bathroom is partially tiled and consists of a WC, wash hand basin and a bath with a mains shower over. The en-suite consists of a WC, wash hand basin over a pedestal and a corner cubicle with mains shower.



Both rooms have cushioned vinyl to the floor and wall-mounted heaters.

The property also benefits from well-maintained communal gardens areas.

EXTRAS – No extras included.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

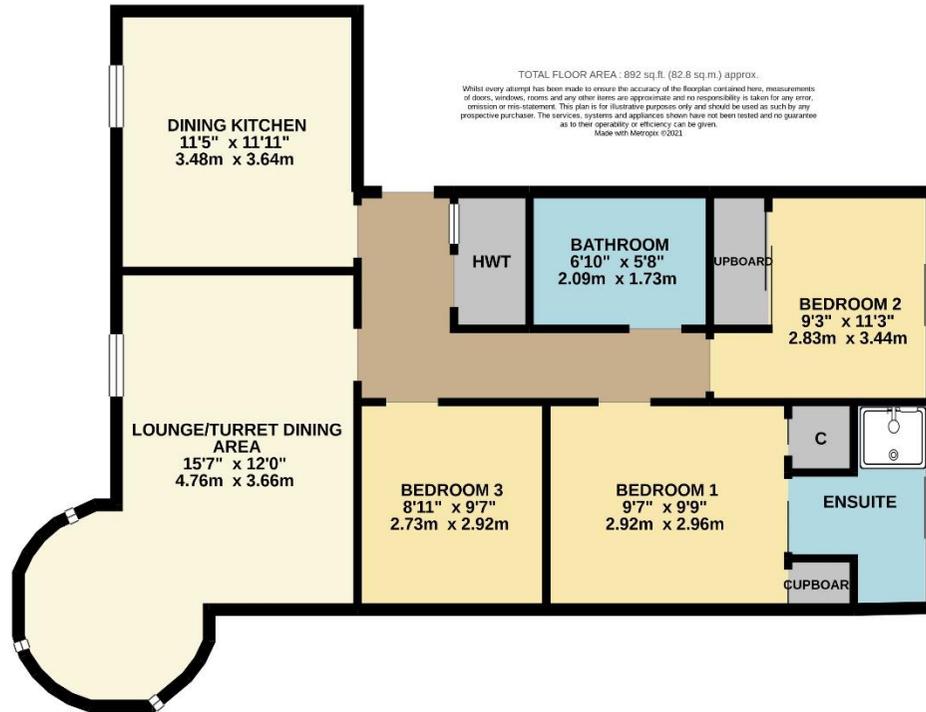
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

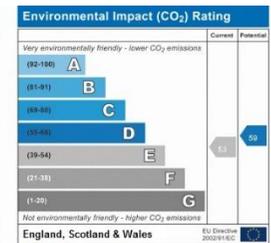
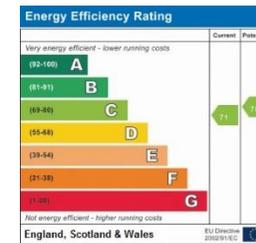


GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106