



# 166 Deanswood Park

Livingston, West Lothian, EH54 8QG



## Property Summary

Peacefully situated in Livingston, within driving distance of Edinburgh and Glasgow, this bright and airy terraced house is sure to appeal to a wide range of buyers, including commuting professionals, couples, and families. The sunny family home comprises two double bedrooms, a versatile third bedroom, a reception room with French doors to the garden, a kitchen with fitted units, and a bathroom, all with excellent storage for keeping a tidy home. Outside, the property benefits from private gardens, sunny to the rear, with patio seating, and on-street parking. Additionally, the house lies near local amenities, shops, schools, parks and bus/rail links.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances (TBC) are included in the sale.



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## Property Features

- Terraced house in Livingston
- Leafy cul-de-sac setting
- Hall with WC and built-in storage
- Sunny dual-aspect living/dining room
- Well-appointed kitchen
- Landing with storage
- Two sun-facing double bedrooms with wardrobes
- Versatile third bedroom
- Bathroom with overhead shower
- Private gardens with patio seating
- On-street parking
- Gas central heating and double glazing
- Solar panels
- EPC Rating - C





Sunny dual-aspect living/  
dining room and a  
well-appointed kitchen





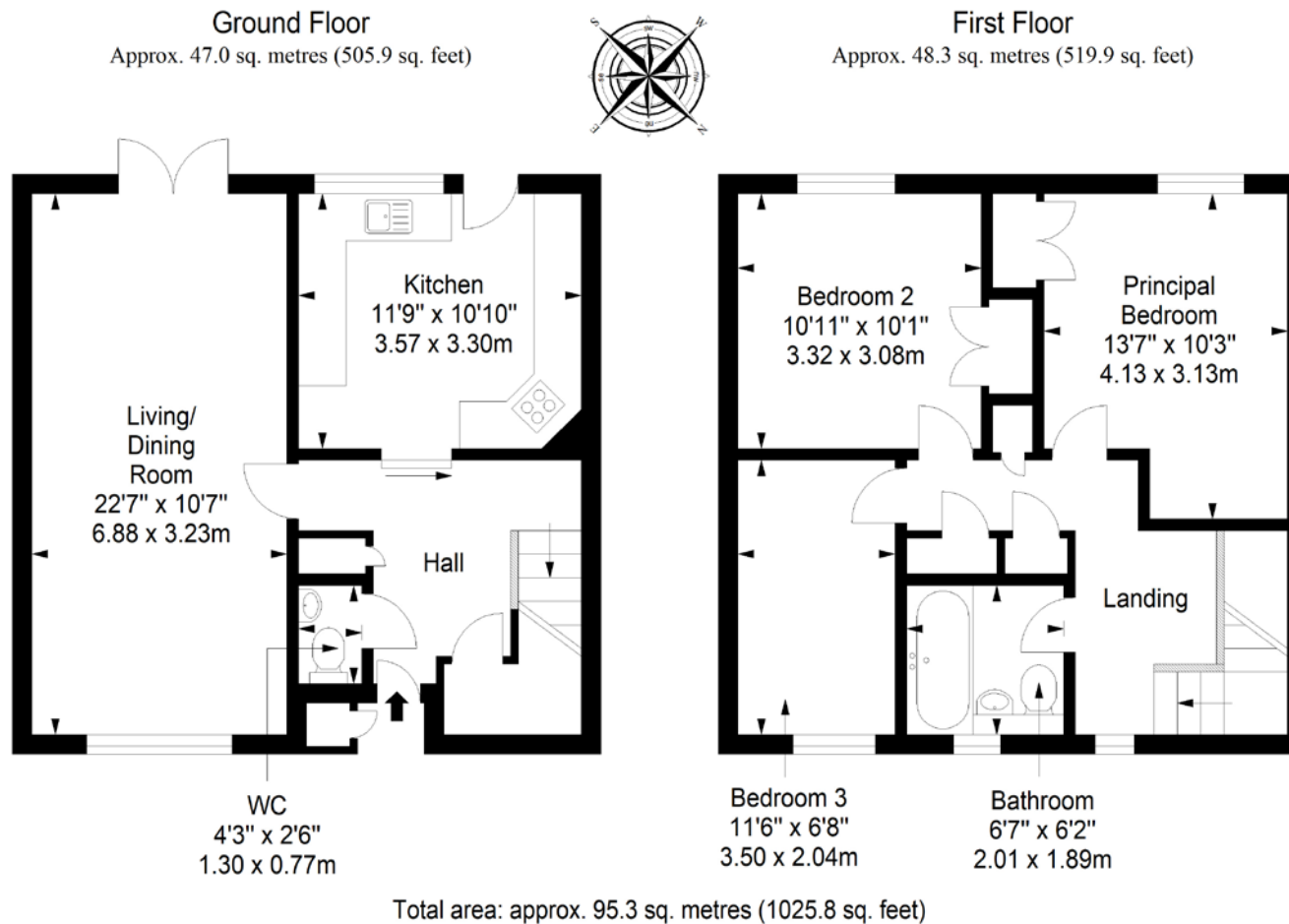


Two sun-facing double bedrooms with wardrobes and a versatile third bedroom





# Floorplan



## All Enquiries to our Property Department:

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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