






Maplewood Park
Deans, Livingston
EH54 8BB

6 
3 
4 

Offers Over £375,000

This impressive 6 bedroom Modern Detached Villa is one of the largest homes in the area and is situated on a prominent corner location with large, private gardens to the rear. The house has a low maintenance render exterior beneath a pitched roof with interlocking concrete tiles and benefits from a good sized conservatory at the rear which has a lovely private outlook over the garden.



At c. 2500 sq ft of accommodation over 3 levels this excellent family home is in excellent decorative order throughout and the present owners have also improved the interior with a stunning new bespoke custom kitchen and new quality carpets. At the front there is a double width driveway and adjacent to this a lawn with stocked flower beds. The much larger rear garden is level, mainly lawned and enclosed by fencing and conifers to the rear and a blonde stone boundary wall at the side. The double garage had been previously changed into a large gym and the doors were replaced with pvc twin doors which means if any buyers were wanting to further develop this area it could be easily be used as a further living space (subject to warrant).



Internally the impressive accommodation is over 3 levels and provides excellent living space throughout including large, bright rooms, excellent storage and utility space and a fantastic top floor which has been improved to provide not only the two bedrooms but both of which have their own shower rooms.



Home Report Valuation £390,000

www.packdetails.co.uk
HP765293
EH54 8BB

Council Tax Band G

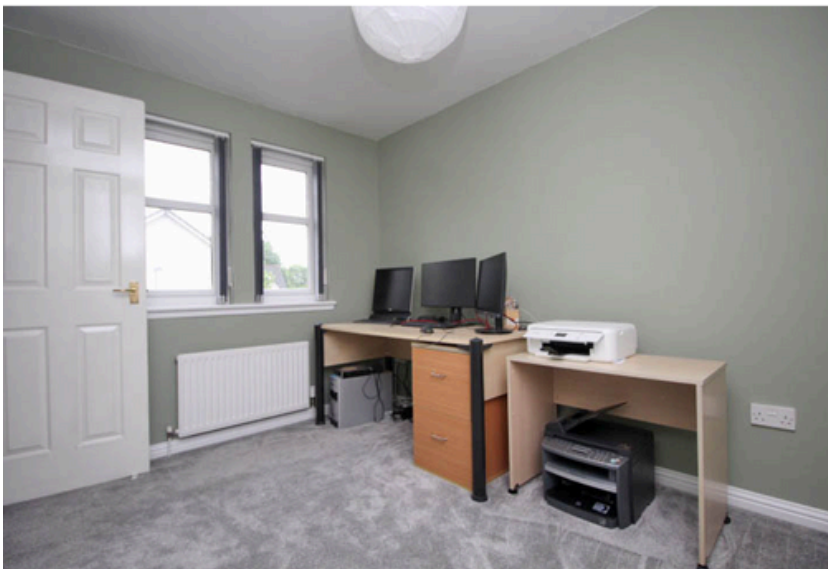
EPC Rating C



The accommodation in full comprises entrance porch and a main reception hallway with under stair cupboard. The main lounge/living room is an excellent size (as the piano in the photo illustrates) and has a large picture window to the front giving a nice open view. Separate dining room at the rear which in turn has sliding doors opening to a large conservatory which provides further living space and a very private view onto the garden.

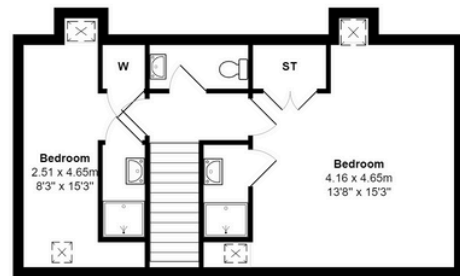
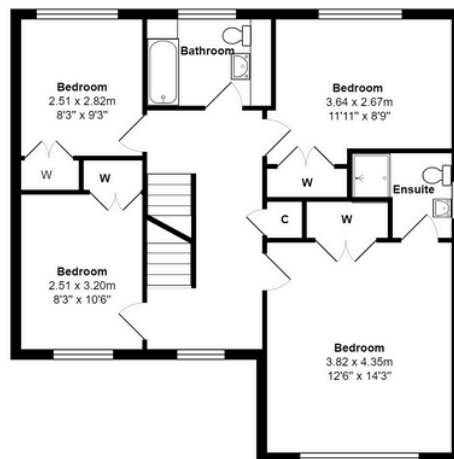
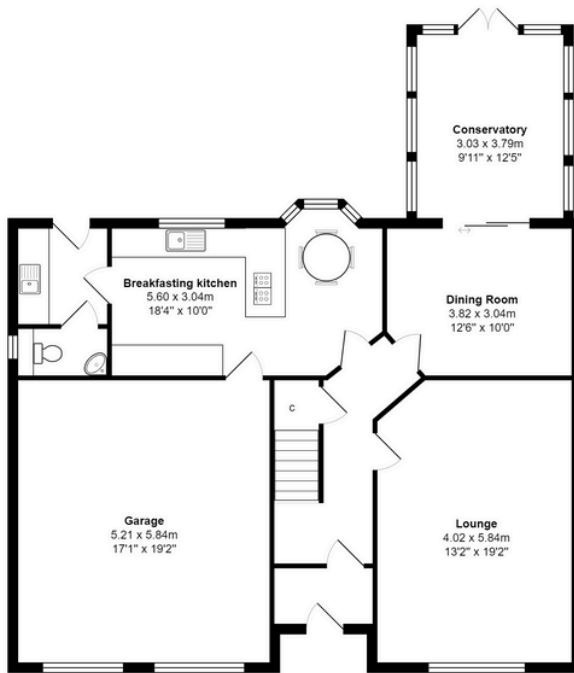


The stunning kitchen is very well finished and has a range of floor and wall units including integrated dishwasher, induction hob, built in microwave and oven. Integrated sink with Quooker instant boiling water tap and ample worktop surface area. At one side of the kitchen is a cleverly built window seat in the bay window which is a great breakfast area and also has built in storage under the seats. Large utility room which also has the new kitchen units and a further sink and adjacent to this room is a downstairs cloakroom. On the first floor there are four bedrooms, each with built in wardrobes and the very large master bedroom also having an en suite shower room with shower cabinet, wash hand basin and w.c. Also on this level is a main bathroom with three piece suite comprising panelled bath with electric wall mounted shower, wash hand basin and w.c. A second set of stairs lead to the top level where the landing provides access to two further bedrooms and has an upstairs cloakroom comprising wash hand basin and w.c. The smaller bedroom has a door opening to a walk in shower room with shower stall and wash hand basin. The larger bedroom is a great size with built in storage area and also has a door opening to a similar walk in shower room .



Vendor Comments

This has been an excellent home which gives so many options due to the amazing number of rooms and space throughout. Great house for growing family.



Total Area: 224.5 m² ... 2416 ft² (Including Garage)

All measurements are approximate and for display purposes only

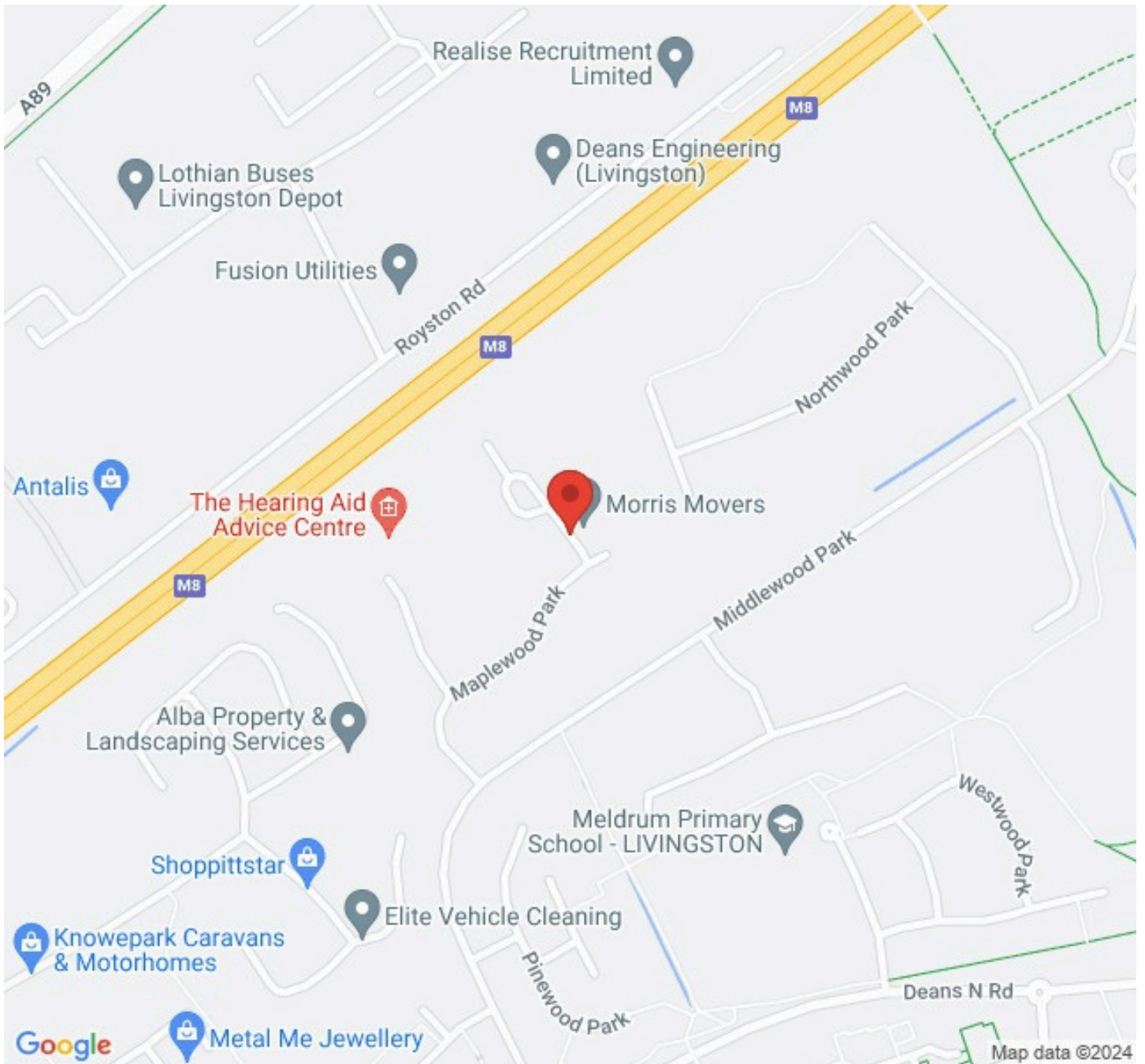
Location

WHAT3WORDS opera.funds.gently

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

