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Offers Over

£235,000

47 Braid Green

Deer Park | Livingston | EH54 8PN

An immaculately presented linked detached villa, forming part of a peaceful and established cul-de-sac, close to superb amenities/transport links in the popular town of Livingston.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- D



Description

In true move-in condition throughout the internal accommodation briefly comprises: welcoming porch with built-in storage, main hallway with stair to the upper level, comfortable reception room with tasteful neutral décor, high quality Karndean flooring and focal fireplace, semi open to a dining room which features double doors leading directly out to a decked area within the charming rear garden, well equipped kitchen fitted with an excellent variety of stylish contemporary units, complete with coordinated worktops, splashback and an assortment of built-in appliances, good sized principal bedroom with carpeted floor and fitted mirrored wardrobes, second double bedroom with a bright southerly facing aspect and fitted wardrobes, single bedroom which would work well as a home office and also benefits from storage, and tiled family bathroom with three piece white suite and over-bath electric shower.



Extras

All light fittings, blinds, fitted carpets, curtain poles, integrated appliances and white goods will be included.

Gardens, Garage & Driveway

To the front of the house is a neat lawned area, with chip stone borders and well stocked shrub and flower beds. A monobloc driveway and single garage with recently installed door, provides superb off-street parking/overspill storage. To the rear of the house is a fully enclosed and generously sized southerly facing private garden, comprising areas of lawn, with mature trees and planted borders. A decked area provides an idyllic spot to enjoy outdoor eating and drinking during the warmer months.

Viewing

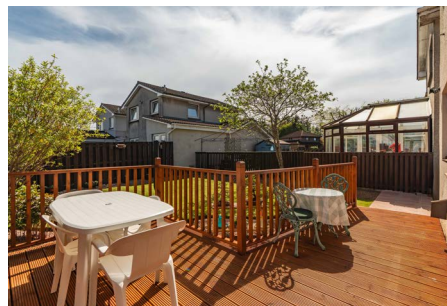
By appointment through Neilsons (0131 625 2222).





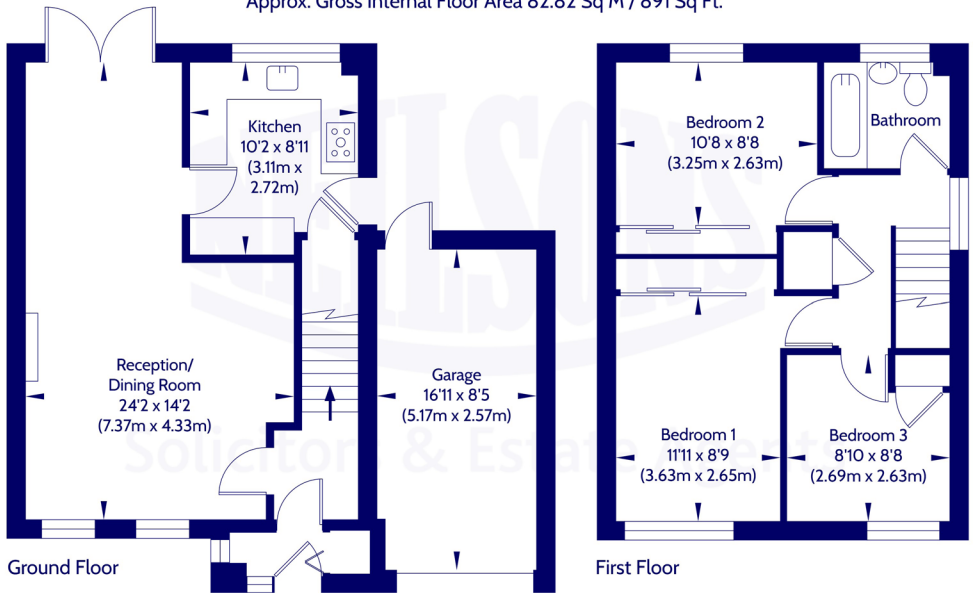
Location

Deer Park is a popular 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 Morrisons 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. 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.





Approx. Gross Internal Floor Area 82.82 Sq M / 891 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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