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Fixed Price

£335,000

45 Barnes Green

Livingston | West Lothian | EH54 9PP

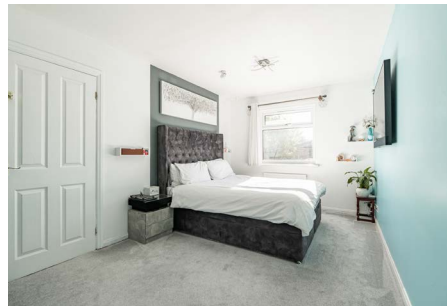
Peacefully situated on the edge of Deer Park Golf and Country Club, this exceptionally appealing detached bungalow offers well-proportioned and flexible accommodation. Set within attractive gardens, the property is ideally located close to local amenities, excellent transport links, and nearby green spaces. Well presented throughout, this would make an ideal family home and viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - E



Description

A welcoming entrance vestibule leads you into the bright and airy lounge with steps up to a dining area, making this the ideal space for relaxing, dining and entertaining. To the right is the generous dual aspect family room which lends itself to a variety of uses and has French doors to the garden. The kitchen has a range of sleek white wall and base units with co-ordinated worktops and a utility room with further storage, integrated appliances and a door to the side. There are three double bedrooms all with built in wardrobes and the principal has an en-suite shower room with an overhead rainfall shower. Completing the accommodation is a fully tiled family bathroom with a shower over the bath. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, integrated microwave, fridge/freezer, and dishwasher, the pergola and garden shed.

Gardens and parking

A neat garden laid to lawn welcomes you to the property and to the rear is a delightful and well tended, fully enclosed garden with lawn and decking with pergola, offering a ideal space for dining in the warmer months, and a safe place for children and pets to play. A driveway provides off street parking and on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

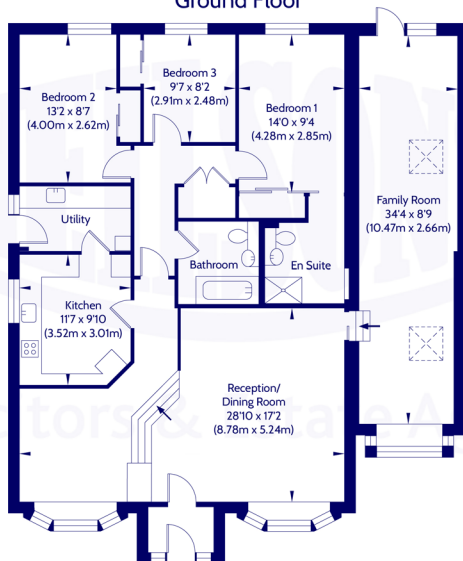
Barnes Green is in a popular and established modern development next to Deer Park Golf and Country Club which features a restaurant, swimming pool, state of the art gymnasium, spa and bowling lanes. There are a variety of convenient day to day shops within close proximity, including a Morrisons Supermarket. More extensive amenities can be found at The Centre and Livingston Designer Outlet which house an extensive range of high street retailers, popular restaurants, cafes and a wide choice of supermarkets. Schooling is well catered for and 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 148 Sq M / 1595 Sq Ft.

Ground Floor



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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