



33 Taylor Green, Livingston

Offers Over £169,000



2 BEDROOM APARTMENT

Carol Lawton and RE/MAX Property are delighted to offer to the market this lovely and seldom available large 2 bedroom apartment. The flat is situated within the sought after Deerpark area of Livingston with views over the golf course. Comprising of Entrance Hallway, Lounge, Kitchen/Breakfasting Room, 2 Bedrooms and Bathroom. The property further benefits from mature communal gardens and allocated parking. The main building entrance is secure, carpeted and maintained.

The property is situated in a highly sought-after location in the north of Livingston and the development lies within the award-winning golf course and club grounds. It is well served by local amenities, nursery, within the catchment area for Carmondean Primary Schools and Deans Community High School.

The Home Report is available to download from our website.

Tenure: Freehold

Council Tax Band: D

Factor Fees: Pay quarterly fees which vary latest was £162.08 but could be £600+ when it includes building insurance for the year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent selection of education premises from nursery, primary and secondary schools as well as West Lothian College.

Entrance Hallway

14' 10" x 4' 6" (4.53m x 1.38m)

This welcoming hall leads you through the property into each room in turn. With real wood flooring, 2 ceiling light fittings, an electric radiator and 4 generous storage cupboards.

Lounge

16' 5" x 12' 7" (5.01m x 3.84m)

A spacious room with amazing light, a great view over the golf course and space for a dining area. This room has real wood flooring, central light fittings and an electric radiator.

Breakfasting Kitchen

12' 5" x 9' 0" (3.78m x 2.75m)

A bright and modern kitchen, with an island feature induction hob and extraction hood, integrated main oven and multi-functional oven (with grill/microwave/oven settings) integrated fridge freezer, stainless steel sink with chrome mixer tap and sleek tiled splashbacks. With this, there is still space for free standing appliances and a window breakfast bar with lovely views over the golf course. Real wood flooring continues here with an electric heater and set of spot lights.

Bedroom 1

12' 1" x 9' 3" (3.69m x 2.83m)

A generous double bedroom with lots of space. There is a set of built in mirrored sliding door wardrobes, wood flooring, an electric heater and a central light fitting.



Bedroom 2

10' 6" x 9' 9" (3.21m x 2.97m)

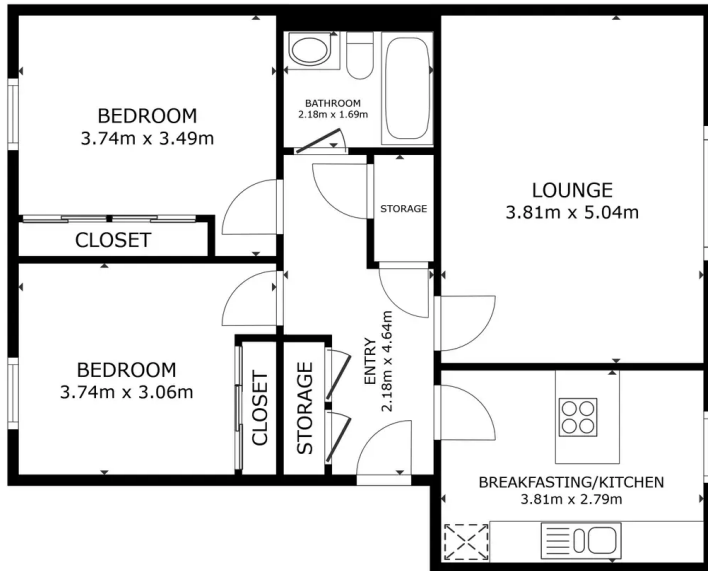
Another good sized double bedroom with a double door fitted wardrobe and plenty of space for free standing furniture. With real wood flooring, a central light fitting and an electric wall mounted radiator.

Bathroom

6' 8" x 5' 5" (2.04m x 1.65m)

A nice, modern bathroom with bright white fittings and tiled walls. featuring a floating circular sink with chrome mixer tap, p-shaped bath with chrome mixer tap and mains shower and shaped glass screen. This room has a tiled floor, central light fitting, shaving port and extraction fan.





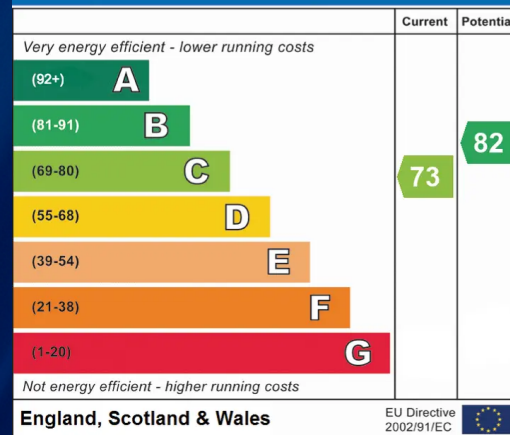
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 70.4 m²
TOTAL : 70.4 m²

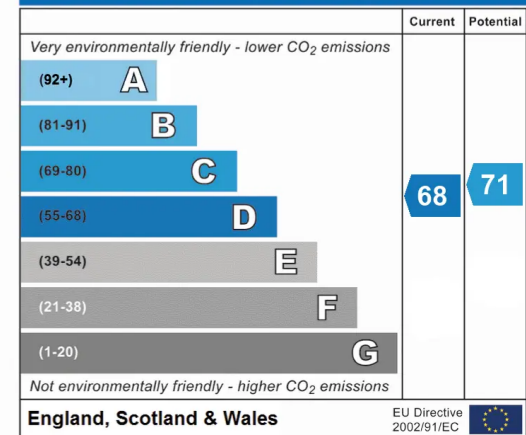
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info.
Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens.

Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.