



37 Deanswood Park, Deans, Livingston, EH54 8NX

RE/MAX Property

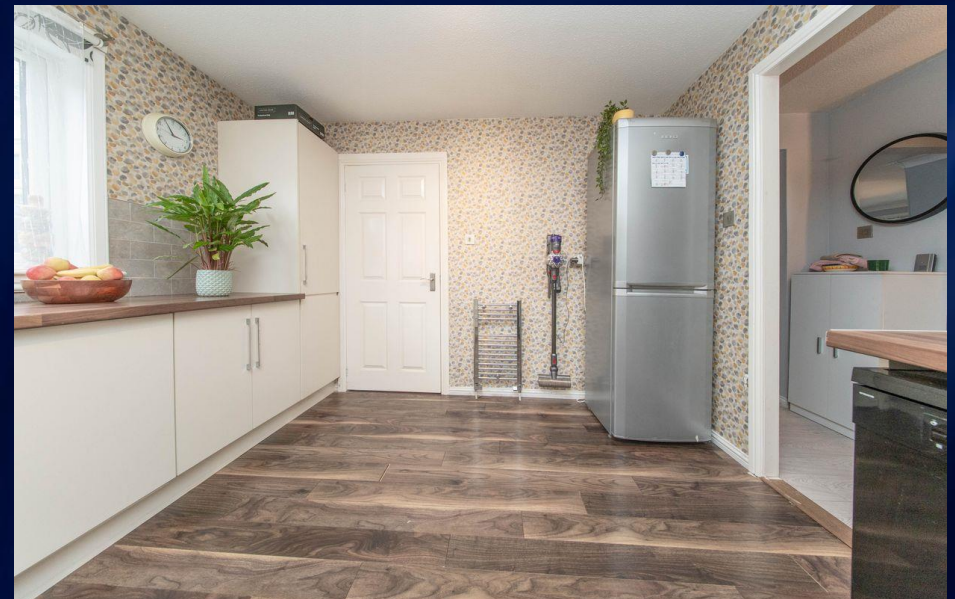
****A Beautifully Presented Terraced Family Home****

Located in the popular Deanswood Park area of Livingston, EH54 8NX, this property offers an excellent opportunity for a variety of buyers. Whether you are a family, a first-time buyer, an investor, or looking to downsize, this home is well-suited to your needs. Sharon Campbell and RE/MAX Property are delighted to present this three-bedroom terraced home to the market. Comprising:

- Entrance Hallway
- Dining Lounge
- Kitchen
- Utility Room
- Conservatory
- Living Level Toilet
- 3 Double Bedrooms
- Family Bathroom
- Great Storage
- Front and Rear Gardens

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.





Front Garden

The inviting approach has been finished with a paved section to create a low maintenance area.

Entrance Hallway

Access to this welcoming area is through a white UPVC front door with a frosted glazed window, allowing natural light to filter through. The decor features light wooden laminate flooring and neutrally painted walls, complemented by a striking exposed brick feature wall. A large under stairs cupboard provides storage. A ceiling mounted light fitting, a radiator, a smoke alarm and a power point are included.

Dining Lounge

6.97m x 4.17m (22'10" x 13'08")

This generous open plan room offers a comfortable and inviting setting, enhanced by wooden laminate flooring and soft neutral décor. A distinctive timber-paneled feature wall adds texture and warmth, whilst large windows to the front and rear fill the space with natural light. Two pendant light fittings provide ambient lighting, and the room includes multiple power points and radiators for convenience and comfort.

Kitchen

3.68m x 3.33m (12'01" x 10'11")

A bright room with a wide triple windows overlooking the rear garden, allowing plenty of natural light to fill the space. Decorated with warm wood effect laminate flooring and patterned wallpaper for a touch of character. Fitted with lots of cream fronted floor and wall mounted units, complemented by wooden effect worktops and tiled splash backs. Appliances include a built-in electric oven with four-ring hob, a stainless-steel cooker hood and a stainless-steel sink with drainer and mixer tap. There is space for an under counter washing machine and dishwasher, plus an upright fridge-freezer. Finishing touches include a ceiling mounted spotlight fitting, a chrome towel radiator and a heat detector.

Utility Cupboard

3.539m x 2.570m (11'07" x 08'05")

A useful area which could accommodate a tumble dryer and provides a great storage space. This cupboard does not currently have a door, but one could easily be fitted. Finished with laminate flooring, neutral tones to the walls and a ceiling light.

Conservatory

3.27m x 3.13m (10'09" x 10'03")

A lovely addition providing an ideal space for relaxation or additional living use. The room enjoys views over the rear garden through large windows, with a dwarf wall providing shelving and a glazed door leads to the garden. Finished with laminate flooring and softly painted walls, it feels light and welcoming throughout the day. A wall mounted radiator ensures the space remains comfortable all year round.

Living Level Toilet

1.53m x 0.84m (05'00" x 02'09")

This contemporary room features full grey tiling to both floor and walls, creating a sleek and modern finish. The suite comprises of back to wall toilet plus a vanity unit with integrated storage and inset wash basin. A ceiling light completes this room.

Stairs and Landing

The painted wooden stairs lead to wooden flooring on the landing with neutrally painted walls. Benefitting from two ceiling light fittings and a smoke detector. A window allows natural light to flow in, whilst a radiator provides warmth. Practical storage is available via a built-in cupboard plus three additional open-fronted cupboards within the hall. An attic hatch and a power point are supplied.

Main Bedroom

3.98m x 3.33m (13'01" x 10'11")

A generously sized room offering a calm and contemporary feel, finished with wood effect laminate flooring and a deep blue feature wall that adds character to the space and neutral tones to the remaining walls. A double built-in wardrobe provides ample storage. A large window overlooks the rear of the property and there is a ceiling-mounted light fitting. A radiator and multiple power points are included.

Second Bedroom

3.52m x 2.94m (11'07" x 09'08")

This wonderful room features a soft carpeted floor and a charming feature wallpaper wall, with the remaining walls painted in light tones, creating a spacious and inviting atmosphere. A double window overlooks the front of the property, allowing plenty of natural light to fill the room. Completing the space are a ceiling pendant light, a radiator and multiple power points.

Family Bathroom

2.02m x 1.87m (06'08" x 06'02")

This modern room is fitted with a white suite comprising a bath with overhead shower plus a glass screen, a pedestal wash basin and a close coupled toilet. Decorated with tiles to the floor and walls, including a contrasting feature panel within the shower area. A window provides natural light and ventilation, whilst a wall mounted mirrored medicine cabinet offers practical storage. Additional features include recessed ceiling downlights and a chrome towel radiator.

Third Bedroom

3.33m x 3.26m (10'11" x 10'08")

This well-proportioned room offers a stylish yet practical space, finished with warm wood effect laminate flooring and a contemporary feature wallpaper. A large rear-facing window provides a pleasant outlook and plenty of natural light. The room benefits from a double built-in wardrobe, a radiator, a ceiling pendant light and multiple power points.

Rear Garden

This charming garden is mainly finished with grass with a pathway from the conservatory. With a wooded outlook to the rear, this area makes a very appealing place to sit and relax or entertain.

Additional Items

Tenure: Freehold. Council Tax Band: B No Factor Fee All fitted floor coverings, the kitchen items mentioned, and the shed are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

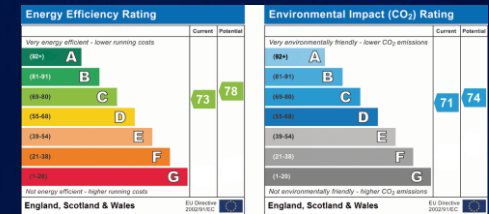
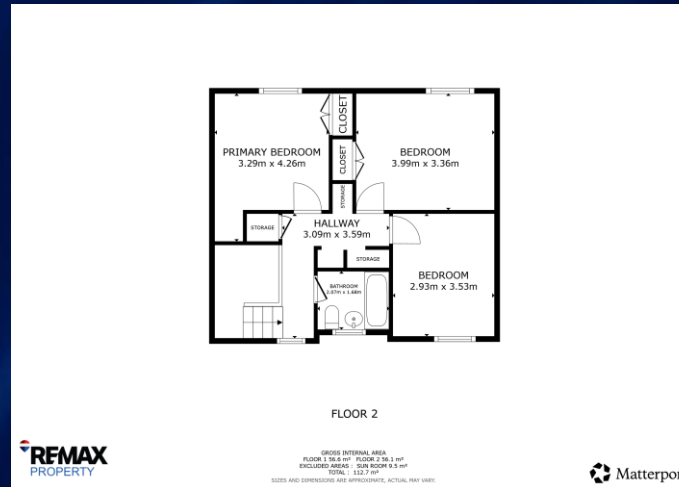
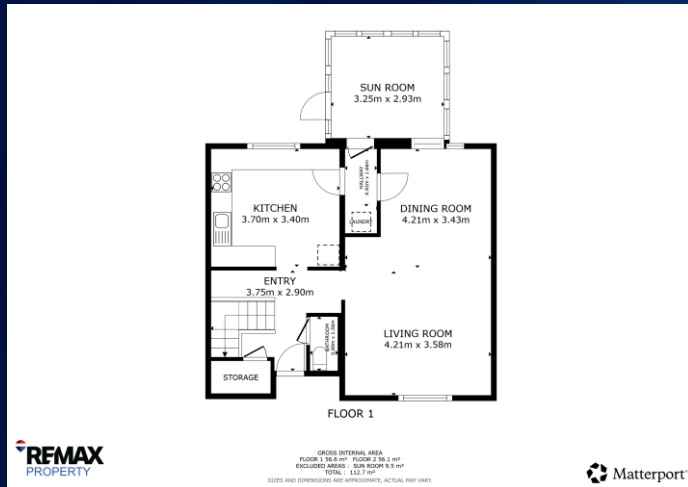
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13b Fairbairn Road, Livingston, EH54 6TS

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Sharon Campbell
07960996670

Sharoncampbell@remax-scotland.homes

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