



32 Glen Crescent, Deans, Livingston, EH54 8BT

RE/MAX Property

****A Beautiful Semi-Detached Family Home****

This appealing property presents a fantastic opportunity for a wide range of buyers and is located in the Deans area of Livingston, EH54 8BT. Whether you are a first-time buyer, a growing family, an investor, or looking to downsize, this home could be the perfect fit. Sharon Campbell and RE/MAX Property are pleased to bring this two-bedroom semi-detached house to the market. Comprising:

- Entrance Hallway
- Lounge
- Kitchen
- Utility Area
- 2 Double Bedrooms
- Family Bathroom
- Great Storage
- Large Front and Rear Gardens

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.





Front Garden

The inviting approach features a spacious paved driveway, providing ample parking for multiple vehicles, with a useful wooden shed positioned at the end for additional storage. A large, well-kept lawn bordered by mature hedging adds privacy and charm to the front of the property.

Entrance Hallway

Access to this inviting space is through a white uPVC front door with a glazed window, allowing natural light to brighten the area. The hallway features neutral décor with carpeted flooring and painted walls, creating a warm and welcoming first impression. Two open-style closets provide convenient hanging and storage options, while a further cupboard offers access to additional under-stair storage. A window overlooking the driveway enhances the natural light and there is a ceiling mounted light fitting. A radiator and smoke alarm complete this area.

Lounge

4.029m x 3.599m (13'02" x 11'09")

This well-proportioned room provides a bright and welcoming space. The décor features soft neutral tones and a carpeted floor, complemented by a triple window overlooking the front of the property, allowing natural light to fill the room. A sealed fireplace serves as a charming focal point, while a ceiling mounted light fitting and radiator ensure comfort and warmth. Multiple power points add practicality to this inviting setting.

Kitchen

3.472m x 2.374m (11'04" x 07'09")

This modern room combines functionality with a clean, timeless style. A large rear facing window fills the room with natural light, enhancing the bright and airy feel. The space is fitted with an excellent selection of cabinetry offering generous storage, complemented by solid stone worktops and a classic porcelain sink with chrome mixer tap. Integrated appliances include an electric oven, a five-burner gas hob, a cooker hood, a dishwasher and an upright fridge-freezer, which will all be included in the sale. The design is completed with wood-effect tiled flooring, a radiator, a ceiling light, a heat detector, a carbon monoxide monitor and conveniently placed power points, making it a practical and welcoming space for everyday use.

Utility Area

1.402m x 1.342m (04'07" x 04'04")

A bright and functional utility space, thoughtfully arranged for convenience. There is ample room for both a washing machine and tumble dryer beneath a laminate work surface. Open shelving offers handy storage for household items, while a built-in pantry extends into the cupboard for added space. The boiler is neatly positioned to one side, keeping the area well-organised. Finished with tiled flooring, light décor and a ceiling light fitting, this is a clean and efficient space ideal for everyday use.

Stairs and Landing

The carpeted staircase leads to a bright upper landing finished with softly painted walls. A mid-height window allows natural light to illuminate the space, complemented by a ceiling light fitting. Practical features include an attic hatch, a double power point and a smoke detector.

Main Bedroom

4.745m x 2.896m (15'06" x 09'06")

A bright and inviting room offering a relaxing atmosphere, finished in soft neutral tones with a carpeted floor. A large window allows an abundance of natural light to fill the space. A radiator, a ceiling mounted light and two built-in cupboards add lots of storage space.

Second Bedroom

3.567m x 2.991m (11'08" x 09'09")

A well-proportioned double bedroom currently utilised as a home office, featuring wood-effect laminate flooring and light grey painted walls that create a modern, airy atmosphere. A large window provides excellent natural light and an open outlook to the rear of the property. A double built-in wardrobe offers convenient storage. A ceiling mounted light fitting, a radiator and multiple power points are included.

Family Bathroom

1.982m x 1.745m (06'06" x 05'08")

A contemporary bathroom designed with patterned floor tiles and glossy white wall tiling, creating a crisp and elegant aesthetic. It features a bath with overhead shower, plus additional handheld shower, a pedestal washbasin and a concealed cistern toilet. Natural light flows in through a glazed window and a chrome ladder towel radiator offers both warmth and convenience.

Rear Garden

The rear garden provides an excellent outdoor space, mainly laid to lawn with a paved patio area perfect for seating or entertaining. The garden enjoys a good degree of sunlight, offering a safe and versatile space for families to enjoy.

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

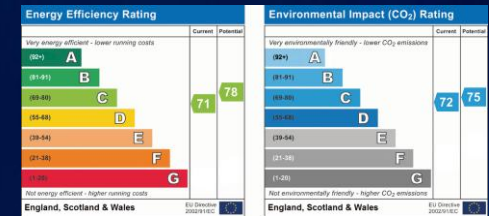
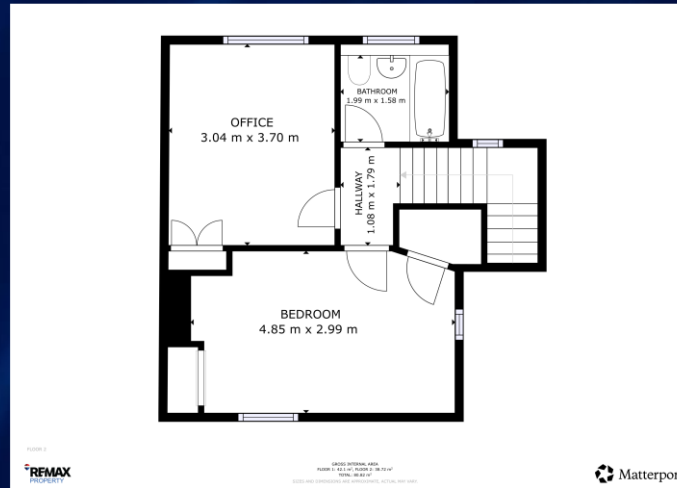
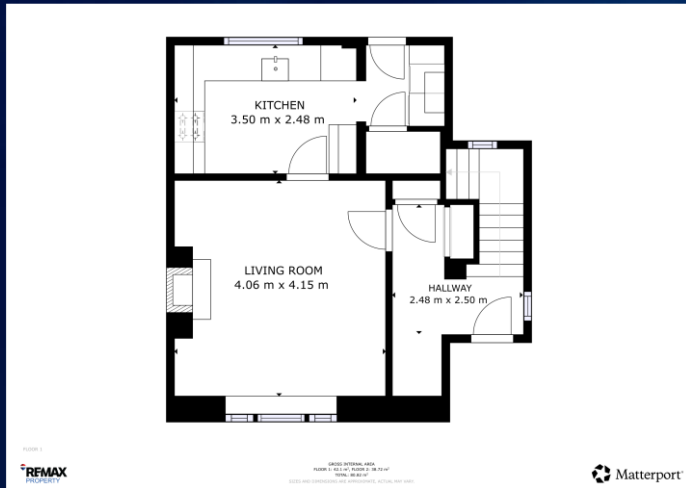
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