



11 Thomson Green, Livingston, West Lothian, EH54 8TA

RE/MAX Property

****A Spacious Detached Family Home with Garage****

This superb house is in an ideal locale, with a wonderful sense of community. Just bring your furniture and enjoy the quiet atmosphere. Sharon Campbell and REMAX Property bring this fabulous property to the market, in the popular residential area of Thomson Green, Livingston, West Lothian, EH54 8TA.

The property comprises of:

- Entrance Vestibule
- Reception Hallway
- Dining Lounge
- Breakfasting Kitchen
- 3 Double Bedrooms
- Utility Room
- Family Bathroom
- En-Suite Shower Room
- Front and Rear Gardens
- Garage

Nestled within this popular community, this property seamlessly blends tranquility with convenience. With Deer Park Golf and Country Club nearby and scenic walking paths just steps away, residents have ample opportunities to appreciate the outdoors. The location is in a quiet, family friendly street. Schooling is at Carmondean Primary School 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 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.





Front Approach

Inviting you to this lovely home is a pathway leading to the house with planting on both sides. A covered porch area creates a retreat from the elements. The mono-blocked driveway allows off road parking and is located to the front of the garage. A secure gated allows access to the rear garden.

Entrance Vestibule

Welcoming you into this family home is a wooden front door with glazed panels, allowing natural light into this area. The neutral décor begins with grey laminate flooring and white painted walls. A useful cloakroom cupboard is housed behind the two sliding doors providing storage. A half-glazed door allows access to the hallway and provides the transition of natural light. A radiator, with cover and a ceiling light finish this area.

Reception Hallway

The modern décor continues with a seamless flow of the laminate flooring, half wood panelled walls and half neutrally painted walls. Two integrated cupboards provide more storage solutions. A radiator, with cover, a smoke detector, a ceiling light and a double power point are all provided.

Dining Lounge

6.20m x 3.61m (20'04" x 11'10")

This expansive room is bathed in natural light from the charming bay windows to the front and the glazed doors leading to the rear garden. The contemporary décor continues with neutrally finished walls and a continuation of the laminate flooring. Two ceiling lights, two radiators, a smoke detector, a telephone socket, a television aerial and power points are all included.

Breakfasting Kitchen

3.28m x 3.23m (10'09" x 10'07")

A delightful room with many wall and floor mounted units in a wood effect finish, plus a raised seating area, creating lots of work surface space. Decorated with tile effect vinyl to the floor, neutrally painted walls and a modern tiled splash back, with a complimentary dark coloured work surface. The one and a half stainless steel sink with drainer and mixer tap is positioned to look out of the double windows to the rear garden, whilst also bringing in lots of natural light. There is a four-ring gas hob, an electric oven and a cooker hood, which all be included in the sale. There is under counter space for a dishwasher. A ceiling light, a heat detector, a radiator and power points are supplied.

Utility Room

2.71m x 1.61m (08'11" x 05'03")

A great room to separate the washing area. There is a continuation of the flooring from the kitchen and the neutrally finished walls. A cupboard blends well with the work surface and tiled splashback. A large American-style fridge-freezer, which will be included in the sale, currently dominates to room, but there is also room for an under counter washing machine and tumble dryer. A stainless-steel sink with drainer provides a practical accessory, whilst the glazed door allows access to the rear garden. A window, a ceiling light, an extractor, a carbon monoxide detector, a radiator, an attic hatch and power points finish the room.

Dining Room / Bedroom 4

4.12m x 3.28m (13'06" x 10'09")

This bright room could be used for a multitude of uses. Located to the front of the property, natural light enters through the windows and brightens the room. Decorated with laminate flooring and neutrally finished walls. A ceiling light, a radiator, a television aerial socket and power points are provided.

Living Level Toilet

2.11m x 1.02m (06'11" x 03'04")

An essential room for modern day living. The feature wall provides some modern décor and is complemented by the white painted walls, tiled splashback and tile effect vinyl flooring. A white suite comprises of a pedestal sink and a close coupled toilet. A window, a ceiling light and a radiator complete the room.

Stairs and Landing

The modern décor continues with the half wood panelling and neutrally painted walls flowing up the stairs. The carpeted flooring provides a soft feel underfoot. A window allows in natural light and is enhanced by the recessed ceiling downlights. Further storage is provided by a double fronted built-in cupboard. A radiator, a smoke detector, an attic hatch and a power point are included.

Main Bedroom with Walk-In Wardrobe

4.06m x 3.32m (13'04" x 10'11")

This delightful room has carpet to the floor, one feature wall and neutral tones to the remainder. The ceiling lighting is enhanced by the natural light from the windows. Power points, a television aerial socket and a radiator are also supplied. The walk-in wardrobe (1.89m x 1.89m (06'02 x 06'02")) presents a copious amount of storage space, with hanging rails and shelving.

En-Suite Shower Room

1.99m x 1.77m (06'06" x 05'10")

This modern room features some wet wall paneling, neutral tones to the walls and vinyl tiles to the floor. A white back to wall toilet, a white vanity sink, set within a storage unit, and a wall mounted shower, with rainforest shower head plus additional handheld shower, set within a cubicle, make up the suite for this shower room. A window, recessed ceiling downlights, an extractor and a chrome ladder radiator are also included.

Second Bedroom

3.12m x 3.68m (10'02" x 12'01")

With carpeted flooring and neutral patterned paper to the walls, this room is all you need in an accommodating bedroom. A window to the front of the property provides more than enough natural light throughout the day and a ceiling light take precedence during the darker hours. A double fronted mirrored wardrobe provides storage. Power points, a television aerial socket and a radiator are included.

Family Bathroom

2.34m x 1.69m (07'08" x 05'06")

This charming bathroom is floored with vinyl and has neutral tones to the walls. The window and the recessed ceiling downlights grant the room plenty of light. The suite includes a bath with a wall mounted electric shower, a pedestal sink and a close-couple toilet. A radiator is provided.

Third Bedroom

4.67m x 2.88m (15'04" x 09'06")

The fabulous room features a built-in wardrobe creating more storage space. Windows bring in lots of natural light, and this is enhanced by a ceiling light. There is carpet to the floor, one feature wall and neutrally painted to the remaining walls. Completing the room is a radiator, a television aerial socket and power points.

Double Garage

5.330m x 2.809m (17'06" x 09'02")

The integral garage can be accessed through a pedestrian door from the side garden, or through the up-and-over door at the front of the garage. It features concrete to the floor and brickwork to the walls. The loft area is open and can be used for storage.

Rear Garden

The garden to the rear of the property is full of potential and is fenced on all sides with a side gate providing access to the front of the property. The majority of the garden is turfed, leaving plenty of space for relaxation and activity alike, with some planting.

Additional Items

Tenure: Freehold. Council tax band: F. Factor Fee:

All fitted floor coverings and the kitchen items mentioned 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.

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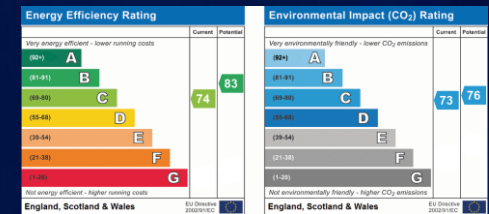
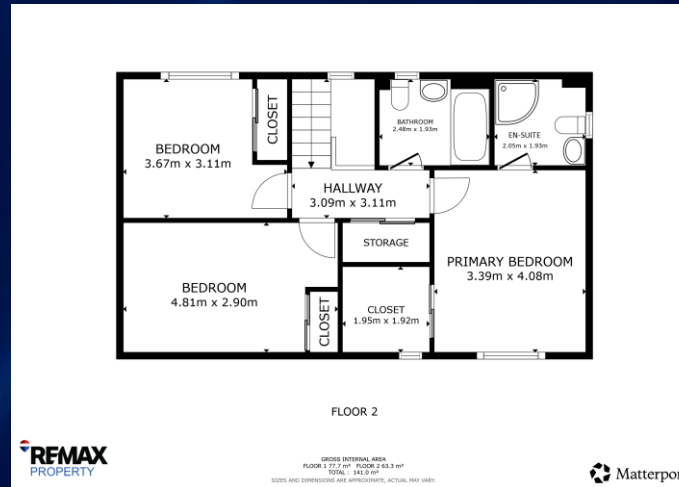
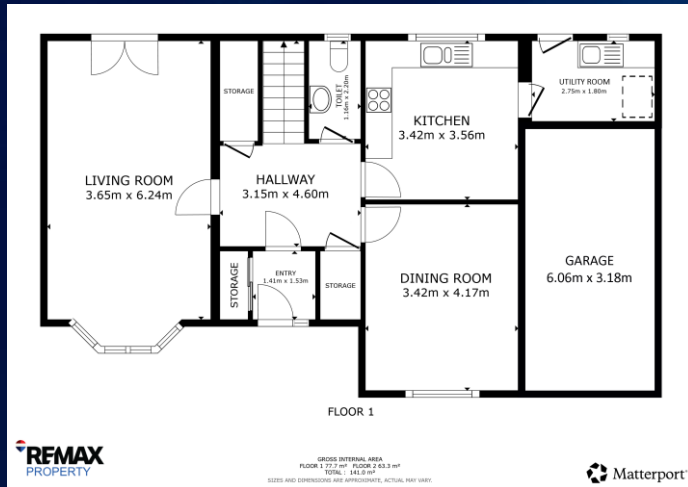
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