



24



Player Green, Deer Park, Livingston, EH54 8RZ

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# 24



## Player Green, Deer Park, Livingston

Beautifully presented with meticulous attention to detail, this four bedroom detached home, situated in the prestigious Deer Park development, offers stylish interiors, high-quality finishes, and generous living space, making it ideal for modern family life.

The ground floor is designed with everyday comfort and entertaining in mind, featuring a bright south-facing lounge that flows into a versatile dining room with French doors opening to the rear garden. A sleek dining kitchen, spacious utility room, and guest WC complete the layout. Upstairs, the south-facing principal double bedroom boasts a contemporary en-suite shower room, complemented by three further double bedrooms and a design-led family bathroom.

With well-maintained gardens to the front and rear, a private driveway, a garage, and near to local schools, amenities and Deer Park Golf and Country Club, 24 Player Green is the perfect setting for a relaxed and convenient lifestyle.

### *What's special about this house*

- Beautifully presented detached four-bedroom home lying in the prestigious Deer Park development, with high-quality finishes, stylish interiors, and boasting gardens and off-street parking.
- Light-filled and spacious south-facing lounge including handsome wooden flooring, crisp neutral wall finishes, and a log-burning stove, leading to the adjoining dining room.
- Versatile dining room with French doors to the rear garden, featuring an elegant interior with a chic statement wall and parquet flooring. Flowing effortlessly into the lounge and kitchen.
- Stunning dining kitchen overlooking the rear garden. Showcasing gloss grey wall and floor units with metal hardware, the designer kitchen also features smooth white worktops, a metro-tiled splashback, and high-spec integrated appliances. The adjacent utility offers additional storage and external access.
- South-facing principal double bedroom with built-in mirrored wardrobes and a luxurious en-suite rainfall shower room adorned with a hidden cistern WC, washbasin built into vanity, and chrome towel radiator set against sleek porcelain tiles.















# Location and Amenities

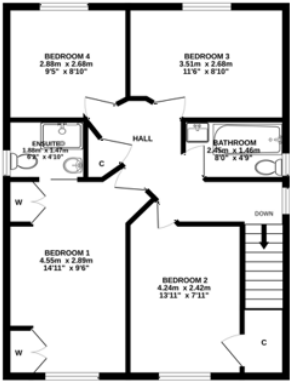
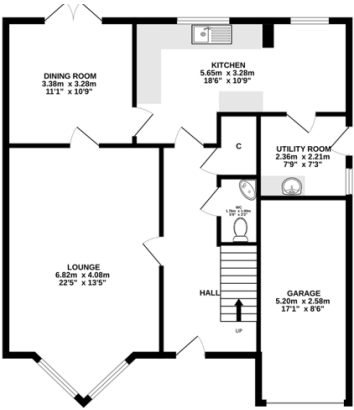
- A prestigious residential setting.
- Within walking distance of the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive, providing a wide variety of high street stores, boutiques, caf  s, a VUE cinema, an ASDA supermarket, and casual dining options
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive
- Direct access from Player Green to Dechmont Law and all its paths and open spaces.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 11 miles away
- Scenic green spaces on the doorstep including Beecraigs Country Park and Eliburn Park

“Stylish four-bed detached home in Livingston’s Deer Park, featuring a south-facing lounge, sleek kitchen, landscaped gardens, and a private driveway.”

Home Report valuation	��345,000
Internal floor area	142m2
School catchment	Carmondean PS Deans Community High
EPC Rating	Band C
Council tax band	Band F
Train station	Livingston North

## Extras

All floor coverings, all light fittings, all blinds, oven/hob, dishwasher, tumble dryer and garden hut are included



## Dimensions

### Ground Floor

Lounge	6.82m x 4.08m
Kitchen	5.65m x 3.28m
Dining Room	3.38m x 3.28m
Utility Room	2.36m x 2.21m
Garage	5.20m x 2.58m

### First Floor

Bedroom (1)	4.55m x 2.89m
Ensuite	1.88m x 1.47m
Bedroom (2)	4.24m x 2.42m
Bedroom(3)	3.51m x 2.68m
Bedroom (4)	2.88m x 2.68m
Bathroom	2.45m x 1.46m



Turpie  
&Co



Turpie Co

Pioneers in Property



Steven Irvine  
Property Manager

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.