

Turpie
&Co



10



Sarazen Green, Deer Park, EH54 8SZ

Visit www.turpies.com
or telephone 01506 668448



10

Sarazen Green, Deer Park, Livingston



Lying in Livingston's sought-after Deer Park, this impressive four-bedroom detached family home offers a versatile layout, delightful gardens, and the benefit of off-street parking, all combining to promise a wonderful lifestyle.

The generously proportioned ground floor includes a bright southeast-facing lounge leading into an adjoining dining room, which in turn opens directly to the rear garden. A spacious breakfasting kitchen, practical utility room, and a convenient guest WC complete the accommodation on this level. Upstairs, the home boasts four well-appointed and flexible bedrooms, with the principal enjoying the luxury of an en-suite shower room. A stylish family bathroom serves the remaining rooms.

Ideally positioned close to local schools, excellent retail and leisure amenities, and convenient transport links, this impressive property blends modern comfort with family-friendly living.

What's special about this house

- Four-bedroom detached family home in Livingston's sought-after Deer Park.
- Bright lounge featuring a stylish decor that includes handsome wooden flooring and a calm colour palette.
- Versatile dining room adjoining the lounge and kitchen and opening to the rear garden, ideal for entertaining in style.
- Spacious breakfasting kitchen looking across the rear garden. Featuring sleek gloss white wall and floor units, natural hued worktops and high-spec integrated appliances that include an extractor hood, gas hob, and eye-level oven. A utility provides further storage and garden access.
- Principal double bedroom adorned with a calm colour palette and wall-to-wall built-in mirrored wardrobes and an en-suite shower room with a WC and washbasin.
- Beautifully kept front and rear gardens enjoying an east and west-facing orientation respectively.
- Integral double garage that has power, light, a water tap, a sink unit as well as its own power supply. There is also a driveway.



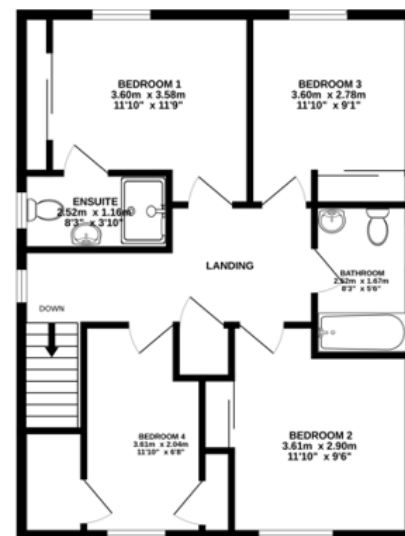
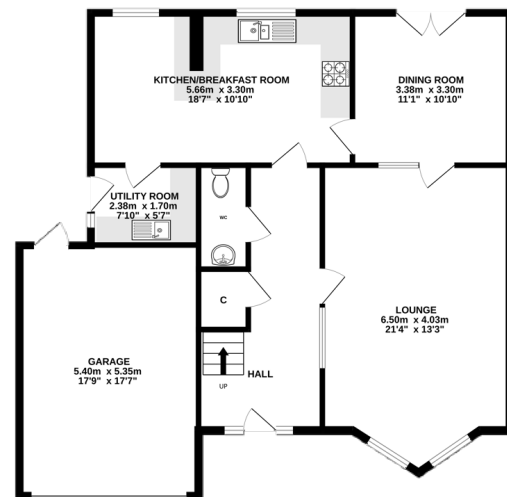
Location and Amenities

- A sought after residential setting.
- A ten-minute walk from 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 (19 miles) and Glasgow (31 miles); the M9 is a short drive.
- 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 nearby include Beecraigs Country Park and Muiravonside Country Park.

Extras

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

Home Report valuation	�350,000
Internal floor area	147m2
School catchment	Caromdean PS Deans Community High
Council tax band	F
EPC Rating	C
Train station	Livingston North



Ground Floor-

Lounge	6.50 x 4.02m
Kitchen/Breakfast	5.66 x 3.30m
Dining Room	3.38 x 3.30m
Utility	2.38 x 1.70m
WC	1.98 x 0.96m
Garage	5.40 x 5.35m

First Floor-

Bedroom 1	3.60 x 3.58m
Ensuite	2.52 x 1.16m
Bedroom 2	3.61 x 2.90m
Bedroom 3	3.60 x 2.78m
Bedroom 4	3.61 x 2.04m
Bathroom	2.52 x 1.67m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Kirsty Black
Property Manager

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.