



## 9 Northwood Park, Deans, Livingston, EH54 8BD

Offers Over £440,000

- Impressive Detached Bungalow
- Over 2500SqFt of Living Space
- 2 Reception Rooms
- 2 Bathrooms & Utility Room
- Proximity to Local Amenities
- South Facing Corner Plot in a Highly Coveted Location
- Open Plan Kitchen Dining
- 3 Double Bedrooms
- GCH, DG, Double Garage & Private Driveway
- EER - C

# 9 Northwood Park, Livingston EH54 8BD

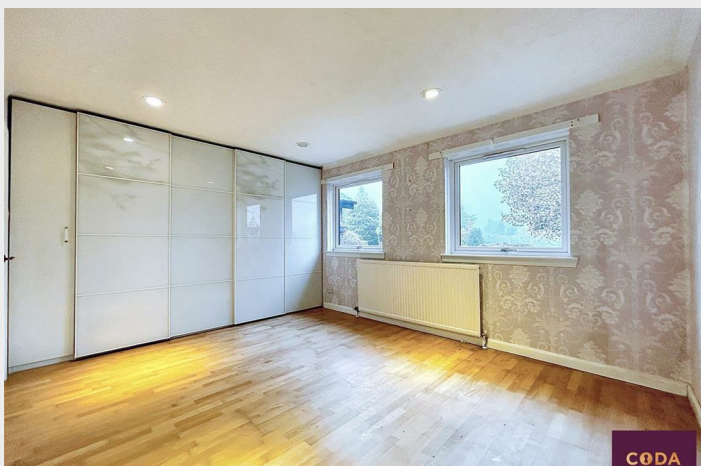
Welcome to this charming detached bungalow nestled in the serene Northwood Park, Deans, Livingston. This delightful property is perfect for a growing family or those in need of extra space.

Located in a tranquil neighbourhood, this property provides a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to unwind in the garden or host a barbecue in the summer, this bungalow offers the perfect setting for creating lasting memories.

Don't miss out on the opportunity to make this charming bungalow in Northwood Park your new home. Book a viewing today and discover the endless possibilities that await you in this inviting property.



Council Tax Band: F



An impressive 3 bedroom, detached bungalow occupying a large corner plot in one of the town's most desirable enclaves, which exudes character and warmth, offering a homely feel that is hard to resist. Tucked away at the end of a very quiet residential cul-de-sac sits 9 Northwood Park; professionally extended and offering spacious, flexible accommodation perfectly equipped for the rigours of a modern lifestyle. Pulling in to the large mono-blocked private driveway, the sheer scale of the property isn't immediately apparent, despite parking for a number of vehicles. Stepping in to the convenient entrance vestibule, there is a large cloakroom cupboard and the property's main L-shaped central corridor runs from it which affords access to the formal sitting room, complete with panoramic front facing window and dual fuel stove, huge kitchen, 3 double bedrooms and 3 piece family bathroom suite. The modern fitted kitchen with contemporary central island, hosts a range of base and wall mounted units, gas range, garbage disposal unit, dishwasher, and large dining/entertaining space. Accessed through a set of french doors off the kitchen is the property's second reception room, with vaulted ceiling and glass finished apex, adding to it's spacious bright feel, it also houses a dual fuel stove, and is an ideal space for relaxing or entertaining guests. There is a huge utility/boot room with full laundry facilities to the rear of the property, again with a vaulted ceiling design and bare brick finish. The master bedroom is an impressively portioned space with fitted wardrobes and french doors to the rear gardens. Bedroom 2 is again another generous space, complete with fitted wardrobes and a 3 piece en-suite shower-room and velux skylight with automatic rain sensor, whilst bedroom 3 although smaller by comparison, is still a double, again with inbuilt storage. A series of velux skylights throughout the property ensure a source of natural light in spaces without any external windows. At the end of the property is a spacious double garage, running the full width of the home, with electric door, space for 2 vehicles, a huge amount of additional storage and access to the rear garden. The home benefits from the afore-mentioned dual fuel stoves, GCH with a recently fitted boiler, UPVC DG, and excellent storage throughout.

Externally the property takes full advantage of it's large corner plot, with front, side, laid mainly to lawn and interspersed with mature shrubs and trees. The fully secured rear gardens, ideal for families with young children and pets, are south facing and boast a large, wooden pergola seating area, perfect for enjoying long summer nights in the peace and tranquillity of your own private sanctuary.

Livingston, the largest town in West Lothian, has an outstanding range of shopping and recreational facilities, including the recently refurbished Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure facilities including an extensive network of walking and cycle paths, parks, woodlands, golf courses, multiplex cinema, and sports centres. Well-regarded nursery, primary and secondary schools are all available within walking distance. Livingston is centrally located, ideal for commuters with excellent transport links, the M8 passes to the north, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other destinations, with Livingston North Station just a short walk away.

Home Report Available on Request

Viewings Strictly By Appointment

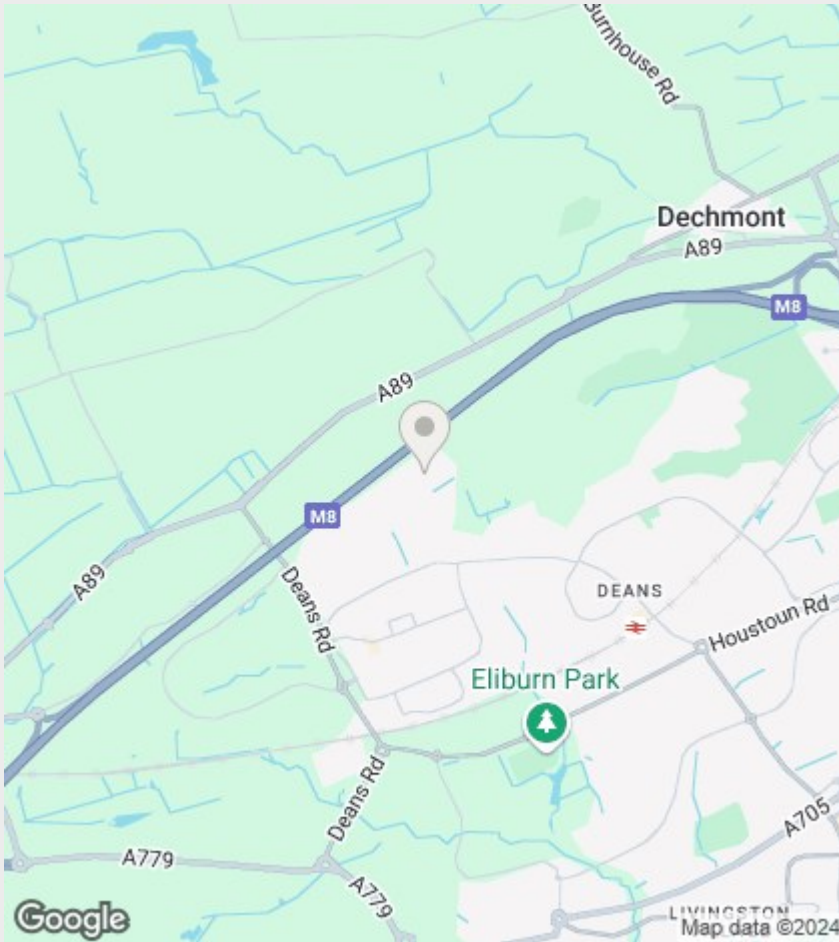
EER - C

Council Tax Band - West Lothian Band F

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

