



39 Deans South

Livingston, EH54 8DR



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71sqm

EPC

C

AS Anderson
Strathern

39 Deans South

Livingston, EH54 8DR

A well proportioned two bedroom maisonette arranged over the third and fourth floors of a purpose built block, offering spacious accommodation and a practical layout extending to approximately 71 square metres.

The lower level comprises a welcoming entrance hallway, a bright living room, and a fitted kitchen with a range of wall and base units. The generous living space provides flexibility for a variety of furniture arrangements and comfortably accommodates both lounge and dining areas.

On the upper level there are two well proportioned double bedrooms and a bathroom fitted with a three piece suite and shower over the bath. Both bedrooms benefit from good natural light, making them suitable for family use, guests, or alternative uses such as a study.

The property is presented in a well maintained condition throughout, while still offering scope for cosmetic upgrading, allowing a purchaser to tailor the interior to their own preferences.

Property features

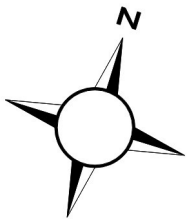
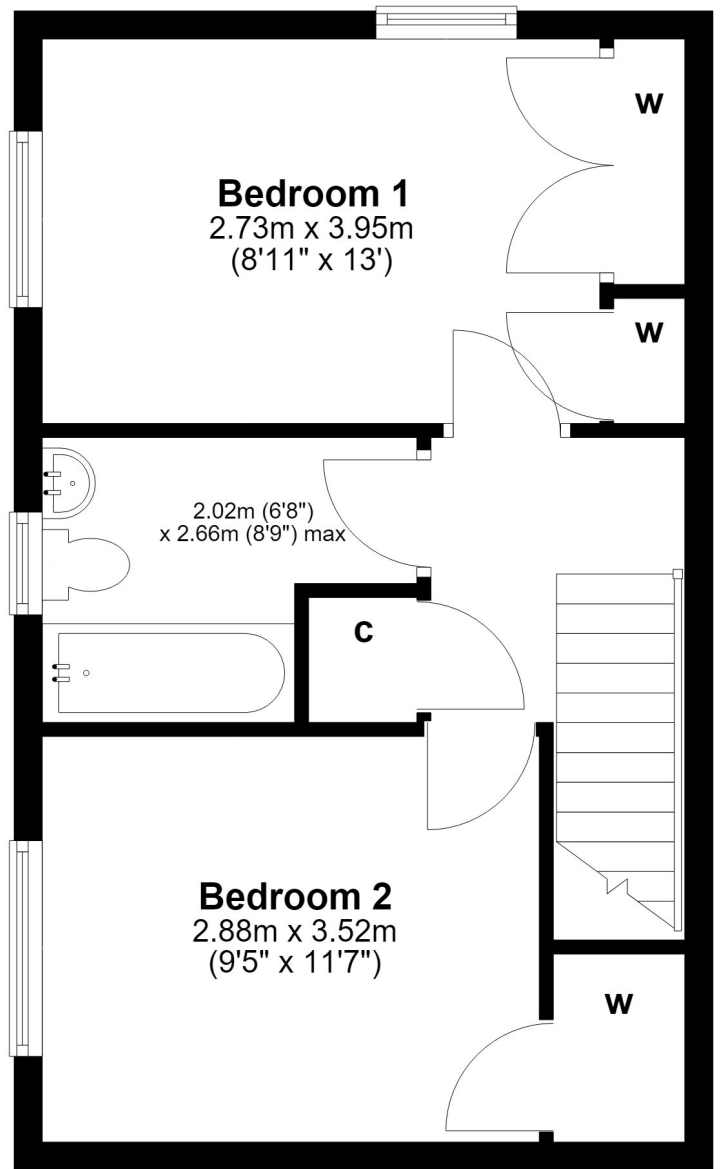
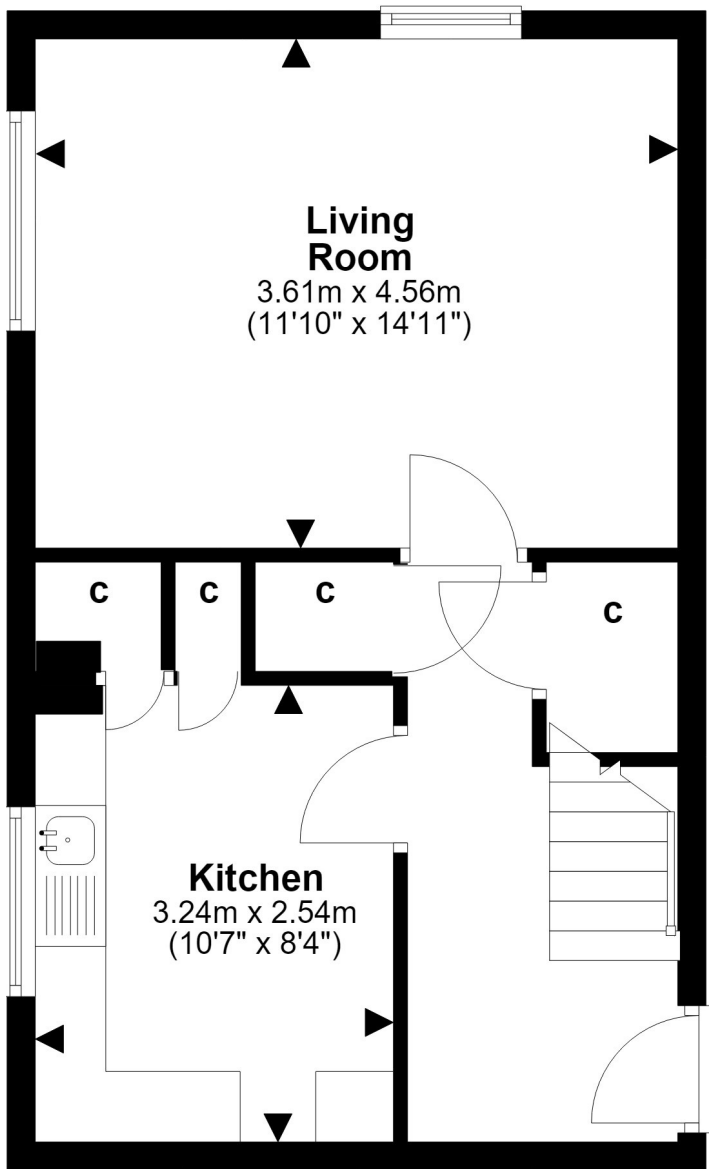
- Two bedroom maisonette
- Spacious accommodation
- Gas central heating
- Double glazing
- Secure entry
- Off-street parking





Location

Ideally positioned within Scotland's central belt, Livingston is a popular commuter town just 15 miles from Edinburgh and 30 miles from Glasgow, benefiting from excellent road and rail links. The town offers an impressive range of amenities, including The Centre, Almondvale Centre and Livingston Designer Outlet, with extensive shopping, dining and leisure options. Residents enjoy a variety of recreational facilities, parks and walking routes, alongside nearby golf courses such as Deer Park and Dalmahoy. Highly regarded schools are available locally, making Livingston an excellent choice for families, professionals and commuters seeking convenience and strong transport connections.



Ground Floor

First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band A

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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