

35 Taylor Green Deer park
Livingston, EH54 8SY

DESCRIPTION

Looking for a lifestyle change then look no further !

This stunning apartment is nestled within the prestigious Deer Park Estate and is surrounded by landscape, trees, shrubs and natural beauty

The accommodation is accessed via a welcoming entrance hallway, leading into a spacious and light filled lounge offering fabulous views over the Golf Course. The modern fitted kitchen is well arranged with a range of base and wall-mounted units, providing good storage and functionality.

There are two well-proportioned bedrooms, both benefiting from built-in storage wardrobes. The bathroom is fitted with a three piece suite and includes a shower over the bath.

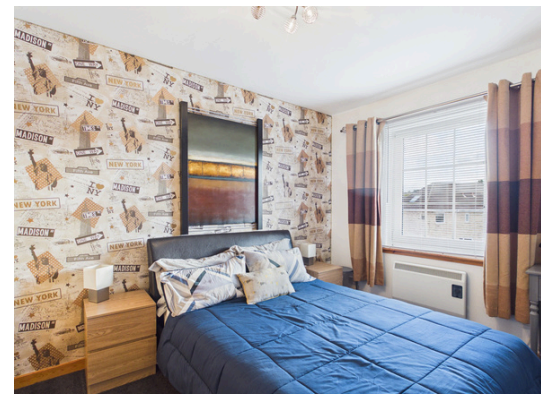
Ample storage cupboards throughout

Further benefits include a peaceful setting surrounded by greenery, offering a pleasant outlook and a sense of privacy, The property is a two minute walk to the Deer Park Golf and country club and many other restrauents and amenities.

Key Features:

- Bright and spacious Lounge
- Fully fitted modern dining kitchen
- Two well-proportioned bedrooms
- Wardrobes in both bedrooms
- Bathroom with shower over bath
- Welcoming entrance hallway
- Positioned on the third floor
- Peaceful setting surrounded by greenery
- Secure entry system
- Residents

Viewings by appointment with agent



LOCATION

Tucked into a popular and well-established neighbourhood, this apartment offers a lovely balance of comfort, convenience, and lifestyle. Families will appreciate being within the catchment for Carmondean Primary School and Deans Community High School, both well regarded locally.

Getting around is easy from here. Livingston North train station is just a quick five-minute drive, with regular services into Edinburgh and Glasgow. If you prefer to drive, the nearby M8 connects you effortlessly to Edinburgh (around 18 miles) and Glasgow (about 31 miles), with the M9 also close by. Edinburgh Airport is within easy reach too, at just 11 miles away.

For everyday essentials and a bit of retail therapy, The Centre Livingston and Livingston Designer Outlet are both around 10 minutes by car. You'll find everything from high street favourites and cafés to a cinema, supermarket, and relaxed dining spots. If you enjoy staying active or unwinding close to home, Deer Park Golf and Country Club is a two minute walk and offers an excellent range of facilities including an 18-hole golf course, gym, swimming pool, spa, squash courts, and fitness classes.

For a breath of fresh air, Dechmont Law and its surrounding woodland are just a short walk away—perfect for a morning stroll or weekend wander. 5 minute walk takes you to the local steak restaurant and further food and coffee outlets .

