



## 45 West Glen Avenue

Deans, Livingston, EH54 8BL

Offers over £205,000



Tucked within a desirable residential location in Livingston, this end terraced property has been extensively extended to offer an outstanding opportunity to acquire a property that effortlessly adapts to the needs of modern family living. Ideally positioned within a well established neighbourhood, this property on West Glen Avenue enjoys easy access to highly regarded local schools, everyday amenities, beautiful parkland and excellent transport connections, making commuting throughout the central belt both quick and convenient. Offering more space than first meets the eye, this impressive home successfully combines flexibility, comfort and an enviable location to create a property perfectly suited to modern family life. Early viewing is highly recommended to fully appreciate the exceptional accommodation on offer.



Clients Comments

"This is a great family home with friendly neighbours. Great walking paths to Dechmont Hill and Eliburn Park. In a catchment area for one of the best primary schools in West Lothian. South West facing garden getting sun from around 10 o'clock till very late. Conservatory with underfloor heating let's you enjoy it all year round. Lots of storage and bright house."

Description

Thoughtfully transformed by the addition of an impressive 2 storey side extension and a spacious conservatory to the rear, the property delivers an abundance of flexible accommodation extending to up to 5 bedrooms. Whether you're looking for generous family space, dedicated home-working areas, guest accommodation or multi-generational living, this home offers the versatility to suit every stage of life. At the heart of the home are bright, welcoming living spaces designed for both everyday comfort and entertaining. The conservatory provides a wonderful additional reception room, filled with natural light and offering an attractive outlook over the enclosed rear garden, creating the perfect place to relax throughout the seasons.

The adaptable bedroom accommodation allows buyers to configure the home to their own requirements, while the generous proportions throughout ensure every room feels spacious and practical. The end-terrace setting further enhances the sense of privacy, with excellent outdoor space from the west facing rear garden for children to play, summer entertaining or simply unwinding in peaceful surroundings. A range of parking spaces shared with neighbouring properties are just a short walk from the property doorstep, with Livingston North Train Station found in around 10 minutes walk.

Location

In the northern area of Livingston, Deans is well positioned for access to the major road networks surrounding the town, including junction 3 of the M8. A train station at Livingston North provides a regular service to both Edinburgh and Glasgow. A selection of primary schooling is available in the area, whilst Deans High School is the secondary school serving the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Deans is also well located for use of St Johns Hospital.

Living Room 18'5" x 9'10" (5.62m x 3.01m)

Kitchen 10'7" x 10'2" (3.23m x 3.12m)

Bedroom 1 14'9" x 9'3" (4.52m x 2.84m)

Bedroom 2 14'9" x 8'7" (4.52m x 2.64m)

Bedroom 3 13'8" x 7'0" (4.17m x 2.15m)

Bedroom 4 13'8" x 6'11" (4.17m x 2.12m)

Bedroom 5 10'10" x 6'0" (3.31m x 1.85m)

Bathroom 8'3" x 5'5" (2.54m x 1.66m)

Extras

Light fittings, Curtain rails, Blinds, Conservatory furniture, Dishwasher, Fridge freezer, 2 garden sheds. Greenhouse are included in the sale.

Key Info

Home Report Valuation: £210,000

Total Floor Area: 96m2 (1035 ft2)

What3words: ///stages.cafe.truck

Parking: On-Street

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

Disclaimer

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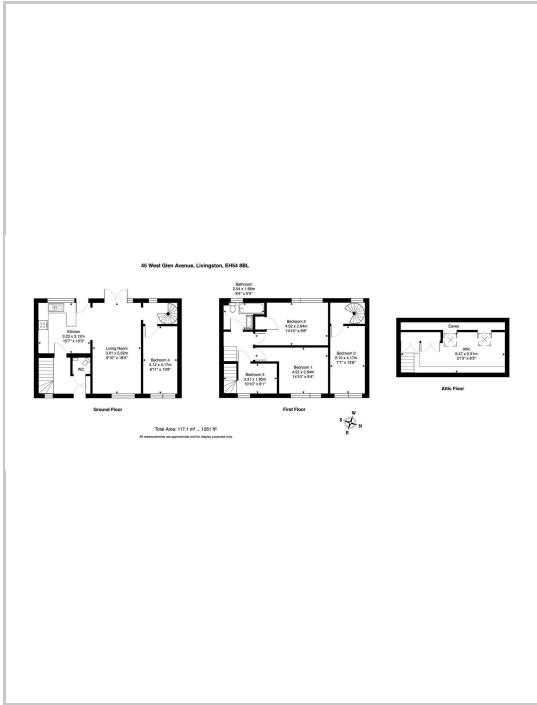
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Area Map



Floor Plans



Energy Efficiency Graph

