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Offers Over

£315,000

58 Barnes Green

Livingston | West Lothian | EH54 8PP

Peacefully situated on the edge of Deer Park Golf and Country Club, this rarely available detached villa offers well-proportioned and flexible accommodation. Set within attractive gardens, the property is ideally located close to local amenities, excellent transport links, and nearby green spaces. Well presented throughout, this would make an ideal family home and viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway with a convenient WC, utility room and excellent built-in storage. The bright and spacious dual-aspect reception and dining room features an attractive electric fireplace and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

The stylish fitted kitchen is well-appointed with a breakfast bar and flows seamlessly into a versatile family room, with direct access to the garden. The generous principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while two further well-proportioned double bedrooms also feature fitted wardrobes. A modern family bathroom completes the accommodation, offering a three-piece suite with a shower over the bath.

Further benefits include gas central heating, double glazing, and excellent storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, and dishwasher.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn with mature trees and shrubs, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222).





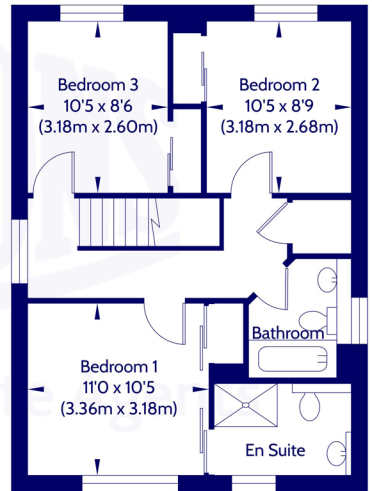
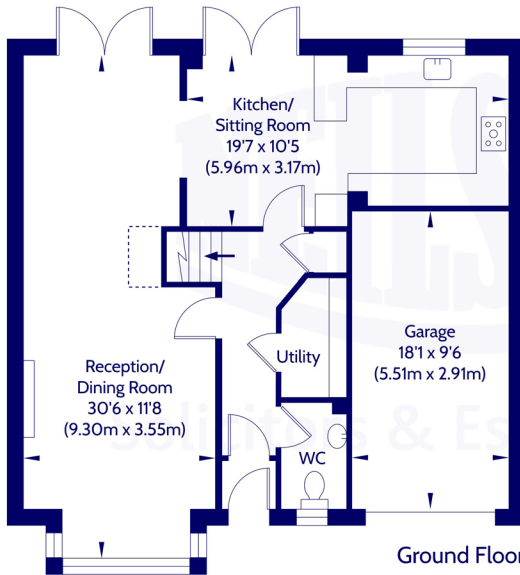
Location

Barnes Green is in a popular and established modern development next to Deer Park Golf and Country Club which features a restaurant, swimming pool, state of the art gymnasium, spa and bowling lanes. There are a variety of convenient day to day shops within close proximity, including a Morrisons Supermarket. More extensive amenities can be found at The Centre and Livingston Designer Outlet which house an extensive range of high street retailers, popular restaurants, cafes and a wide choice of supermarkets. Schooling is well catered for and the area is perfectly situated for the commuter with easy access to the M8 and Livingston North Railway Station, providing a regular service to Glasgow and Edinburgh city centre.





Approx. Gross Internal Floor Area 112 Sq M / 1203 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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