



REMAX
Property

57a Taylor Green, Livingston
Offers Over £153,000



This beautifully presented two-bedroom flat offers a rare opportunity to enjoy stunning golf course views within a peaceful, sought-after development. Set in true walk-in condition, the property features two generously sized double bedrooms, each with built-in storage, ensuring ample space for relaxation and organisation. The bright and spacious lounge is perfectly positioned to take full advantage of the picturesque outlook, while the contemporary kitchen is equipped with modern appliances and stylish cabinetry, providing both functionality and elegance. The bathroom is finished to a high standard, complementing the overall quality and care evident throughout the home. Residents benefit from a welcoming communal entrance and well-maintained communal grounds, which further enhance the sense of pride in this development.

Early viewing recommended. Properties of this quality and character are rarely available.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

This desirable location offers a wide range of local amenities, making it ideal for families and commuters alike. The area benefits from access to schools at all levels, local shops and excellent access to green spaces and transport links. Additional supermarkets, dining options, leisure facilities and retail options can be found in nearby deans and central Livingston. Carmondean is well connected for transport, with regular bus services, easy access to the motorway network via the M8 (junction 3), and a train station in nearby Deans. The location is known for its peaceful, scenic setting, offering a tranquil atmosphere with reduced traffic.

Entrance Vestibule

3' 3" x 3' 3" (1.00m x 1.00m)

Access is gained via a timber framed communal entrance door with glazed panels, opening into a bright and welcoming vestibule. Natural light flows effortlessly through the space, enhanced by a wall light. Attractive brickwork and decorative balustrades add character, complimenting neutral décor and carpeted flooring in the vestibule and on the stairs leading to the apartment.

Hallway

4' 9" x 3' 7" (1.45m x 1.10m)

Bright and inviting, the hallway features soft neutral décor with cream painted walls, and beige carpet creating a warm and inviting first impression, setting the tone for the rest of the home. The glazed internal door allows additional light to flow through the space. Multiple generous built in storage cupboards provides excellent practicality, while natural wood doors and frames create a classic finish throughout. Further benefits include a radiator, smoke detector, power points, and access to the attic offering additional storage.

Lounge

16' 5" x 12' 5" (5.00m x 3.78m)

A spacious and comfortable lounge, finished with neutral carpet that flows seamlessly throughout. Fresh cream walls create a calm and inviting atmosphere, while a rear facing picture window floods the room with natural light and showcases stunning views over the golf course, enhancing the sense of space and tranquility. The room is further appointed with a central light, a radiator, a smoke detector, and well positioned power points.



Breakfasting Kitchen

12' 5" x 7' 5" (3.78m x 2.27m)

The kitchen is bright, well proportion, and thoughtfully designed for everyday living, tastefully decorated to create a warm and inviting atmosphere. A large over sink window allows plenty of natural light to fill the space, complemented by neutral walls and grey vinyl. There is ample worktop space and room for dining, making it both practical and versatile. Included in the sale are a selection of modern appliances: an integrated electric oven, four ring electric hob with extractor above, washing machine, freestanding microwave, coffee machine, and a tall integrated fridge freezer. The sink area features a stainless one-and-a-half steel bowl sink with drainer and mixer tap. A central light, radiator, and conveniently placed power points complete this well- equipped kitchen.



Primary Bedroom

10' 2" x 9' 9" (3.10m x 2.98m)

A fantastic double bedroom, decorated in soft neutral tones with cream walls and a beige carpet. A rear facing window allows an abundance of natural light to flood the space, enhanced by a ceiling light. A built-in wardrobe offers excellent storage, while a radiator and thoughtfully positioned power points complete this bright and versatile room.



Second Bedroom

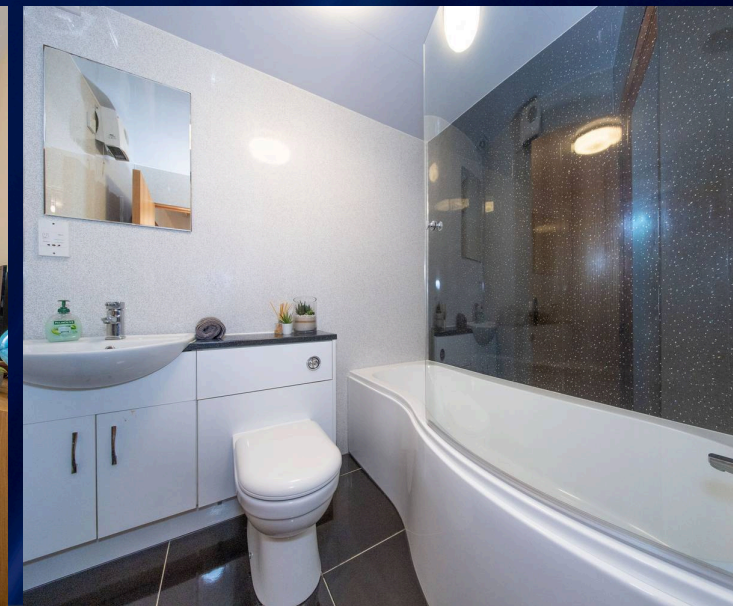
12' 4" x 9' 3" (3.76m x 2.81m)

This inviting second double bedroom, again finished in neutral tones with consistent flooring throughout. A rear facing window fills the room with natural light, while a ceiling light provides additional illumination. A built-in wardrobe offers practical storage. The room is completed with a radiator for warmth and conveniently positioned power points for everyday use.

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

A sleek and contemporary bathroom, featuring a P shaped bath with overhead electric shower and glass screen, a modern vanity unit with ample storage, and close coupled WC. The room is elegantly finished with dark floor tiles contrasted beautifully with light wet wall panelling. This modern bathroom is finished with a central light, fan heater, countertop basin and large wall mirror.





GROSS INTERNAL AREA
 FLOOR 1: 72.95 m²
 EXCLUDED AREA: HALLWAY: 14.59 m²
 TOTAL: 72.95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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