



 **REMAX** PROPERTY



47 Taylor Green, Livingston, EH54 8SX



A superb three bedroom top floor apartment, perfectly positioned within the sought after Deer Park area and enjoying attractive views over the golf course.

This move in ready home offers excellent versatility, making it an ideal choice for an individual, couple, family or investor. The property features three well proportioned double bedrooms, two bathrooms and a bright, comfortable living space.

Lorna MacDonald and REMAX Property are delighted to bring this fantastic home in Taylor Green to the market.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short distance to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North is within walking distance. The Deer Park Country and Club and Golf Course is just a short walk away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hallway

Access to the building is via a secure wooden and glazed entrance door, leading into a communal hallway, with stairs, and through to the apartment's own wooden door. The modern décor begins in the welcoming hallway, with pink painted walls complemented by a striking zebra print feature wall and carpeted flooring.

A generously sized storage cupboard provides useful additional space, while further features include downlights, a radiator, smoke detector, intercom phone, power points and an attic hatch providing access to additional storage.

Lounge

3.595m x 4.846m (11'09" x 15'10")

A bright and inviting social space, filled with natural light from windows to both the rear and side of the property. The room is finished with laminate flooring, crisp white walls and an attractive feature papered wall, creating a fresh and contemporary feel.

Further features include a ceiling light, two radiators, smoke detector and ample power points.

Dining Room

3.663m x 3.663m (12'00" x 12'00")

Accessed directly from the lounge, this charming dining room set in the turret is a standout feature of the home. Finished with crisp white walls and laminate flooring continuing seamlessly from the adjoining space, the room feels bright and inviting.

Three windows provide lovely views across the golf course and surrounding green space, while flooding the room with natural light. A ceiling light and power points complete this versatile space, ideal for both everyday dining and entertaining.

Kitchen

3.483m x 2.234m (11'05" x 7'03")

The contemporary kitchen is fitted with a range of wall and floor mounted units with sleek white gloss frontages, complemented by wood effect laminate work surfaces and stylish grey brick effect tiled splashback. Neutral painted walls and grey wood effect laminate flooring complete the modern finish.

Integrated appliances include an under counter oven, four ring electric hob, extractor hood, fridge freezer, washer dryer and dishwasher, all of which will be included in the sale. The stainless steel sink and half is fitted with a mixer tap and drainer.

A rear facing window provides plenty of natural light, complemented by a ceiling light and useful under unit lighting. A heat detector and power points complete the room.

Primary Bedroom

3.323m x 2.943m (10'10" x 9'07")

A wonderful room which is finished with grey painted walls, a patterned papered wall, and grey laminate to the floor. The window to the side allows in natural light and is complemented by a ceiling light. Two built in wardrobes provides an abundance of hanging and shelving space. Complete with a radiator and power points.

En-Suite Shower Room

1.118m x 2.711m (3'08" x 8'10")

This stylish shower room is finished with grey wood effect laminate flooring, crisp white walls and a feature papered wall that complements the bedroom décor. Half height grey tiled walls add a smart, cohesive finish, with matching tiles continuing into the shower area.

The modern suite comprises a shower enclosure with a mains waterfall shower and handheld attachment, a vanity unit with integrated sink, and a back to wall toilet.

A front facing window provides natural light, while a chrome towel radiator, ceiling light and extractor fan finish the room.

Bedroom Two

2.758m x 2.802m (9'00" x 9'02")

The delightful second double bedroom is finished with mainly white painted walls, a feature papered wall, and wood effect vinyl to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. A built in wardrobe provides excellent storage, while a radiator and power points complete this bedroom.

Bedroom Three

2.703m x 2.953m (8'10" x 9'08")

Another well proportioned bedroom, currently used as a home office, offering excellent versatility to suit a variety of needs. The room is finished with crisp white walls, a feature papered wall and laminate flooring.

A side facing window welcomes natural light, while a ceiling light, radiator and power points offer practical features.

Bathroom

2.069m x 1.458m (6'09" x 4'09")

The recently modernised bathroom features a contemporary white three piece suite, comprising a bath with electric shower over, a sleek white gloss vanity sink, and a close coupled toilet.

The room is finished with stylish marble effect wet wall panels and complementary grey laminate flooring. Downlights, an illuminated Bluetooth mirror, extractor fan and radiator complete this smart and functional space.

External Area

There is an abundance of parking to the front, with one allocated space, and shared green space with mature trees surrounding the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

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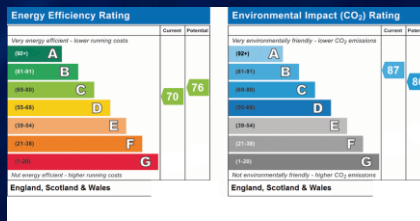
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