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Woodlands Park, Livingston, EH54 8AT

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Woodlands Park, Livingston



Situated in a leafy and peaceful residential area, this rarely available four-bedroom detached Livingston home impresses with its generous and versatile layout, well-presented interiors, off-street parking and beautifully presented wrap around gardens.

Perfect for modern family life, the ground floor features a generously proportioned living room opening out to the rear garden; a formal dining room opening into the living room and adjoining kitchen with utility, and a guest WC. The first floor is home to a family bathroom, shower room, and four double bedrooms including a bright principal.

Within walking distance of primary schooling and a short drive from excellent amenities and transport links, this property presents a superb opportunity.

What's special about this house

- Situated in a leafy and sought-after residential street, this four-bedroom detached Livingston home impresses with its generous and versatile layout, well-presented interiors, off-street parking, beautifully presented wraparound gardens, and excellent potential for extension.
- Generously proportioned dual-aspect living room opening to the rear garden and patio to create a wonderful place to relax. With carpeting, a tasteful colour palette and fireplace with striking brass hood, it exudes warmth and comfort.
- Versatile formal dining room with rear garden views, leading to both the kitchen and living room.
- Bright and well-equipped kitchen boasting ample wall and floor units, worktops, a tiled splashback, and an integrated gas hob and oven. A utility offers further storage and garden access.
- Light and airy principal double bedroom with built-in wardrobes.
- Beautifully kept and expansive wraparound garden with a lush lawn, flowering borders, established plants, and a paved alfresco seating area.
- Off-street parking provided for by a large gated driveway and double garage.
- Close to local schools, green spaces, Livingston's retail and leisure amenities, and efficient commuter links to Edinburgh and Glasgow.



Location and Amenities

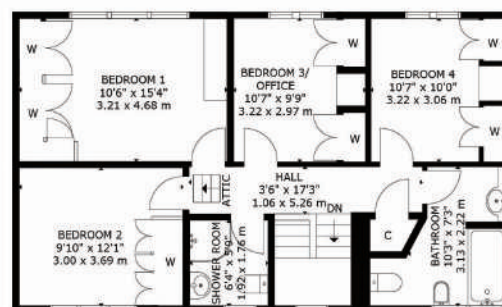
- Catchment for Meldrum Primary School, and Deans Community High School. A short drive from West Lothian College and St John's Hospital
- Within easy reach of Livingston Village with a pub, coffee shop, barber, corner shop and beautician.
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Five-minute drive to Deer Park Golf and Country Club.
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (30 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive.
- Edinburgh International Airport is just 13 miles away.
- Green spaces on the doorstep include walks Elburn Reservoir and Dechmont Law.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, fridge/freezer, greenhouse, work bench and shelving in garage are included



GROUND FLOOR



FIRST FLOOR

Home Report valuation	£500,000
Internal floor area	139m ²
School catchment	Meldrum Primary Deans Community High
Council tax band	G
EPC rating	C
Train station	Livingston North

Dimensions Ground Floor

Living Room	6.46 x 4.68m
Dining Area	6.36 x 2.97m
Kitchen	3.25 x 3.03m
Utility	3.00 x 2.11m
WC	1.49 x 0.77m
Garage	5.64 x 5.16m

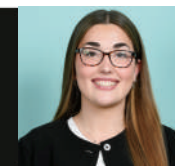
First Floor

Bedroom 1	3.21 x 4.68m
Bedroom 2	3.00 x 3.69m
Bedroom 3	3.22 x 2.97m
Bedroom 4	3.22 x 3.06m
Bathroom	3.13 x 2.22m
Shower Room	1.92 x 1.76m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Jenna Turpie
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.