

Turpie  
&Co



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Clairemont, Woodlands Park, Livingston,  
EH54 8AT

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# 14

## Woodlands Park, Livingston



Peacefully nestled within a leafy residential cul-de-sac, this rarely available three-bedroom detached home occupies a generous plot surrounded by mature gardens and woodland. Built by the current family in 1975 and lovingly cared for ever since, the property offers a unique opportunity to acquire a home with exceptional potential, and an enviable setting in one of Livingston's most established residential locations.

The layout comprises a generously proportioned living room flowing through to a charming conservatory and out to the rear garden; a formal dining room opening into the living room and adjoining kitchen with utility room, and a guest WC on the ground floor. The first floor is home to a family bathroom and three double bedrooms including a bright principal with sleek en-suite shower room and a dressing room. A large attic completes the property.

Chosen for its substantial plot of a quarter of an acre, peaceful surroundings, and direct access to woodland walks, the home was thoughtfully designed to create a wonderful environment in which to raise a family. Over the decades it has been at the heart of countless family gatherings, celebrations, and cherished memories, whilst remaining a much-loved home for generations.

### *What's special about this house*

- Built by the current family in 1975 and held within the same family ever since, this much-loved home occupies a substantial plot with direct access to woodland walks and offers a rare opportunity to create a wonderful long-term family home.
- Generously proportioned living room with wood-inspired flooring, a gas fire nestled in a stone hearth, and a neutral decor. Leading into the adjacent conservatory and dining room, it is a wonderful place to entertain and relax.
- Well-appointed conservatory enhancing the property's living space and allowing garden enjoyment all year round.
- Versatile formal dining room with rear garden views, leading to both the kitchen and living room.
- Kitchen boasting ample wall and floor units, worktops, and an integrated gas hob and eye-level oven. A utility room offers further storage and garden access.
- Bright principal double bedroom leading to a dressing room and through to the sleek en-suite shower room.
- Large south-facing mature lawn to the front and enclosed rear garden with an expansive lawn, greenhouse, and wooded backdrop.
- Sizeable attic.
- Off-street parking provided for by a driveway and integral garage.



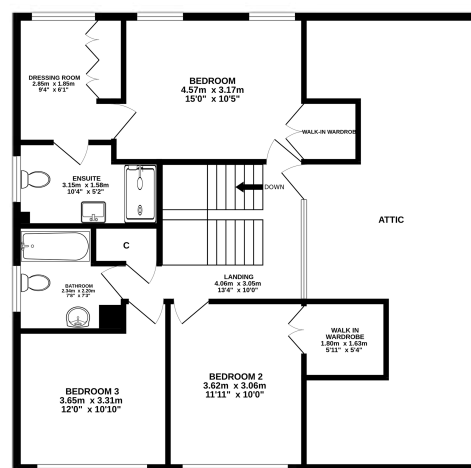
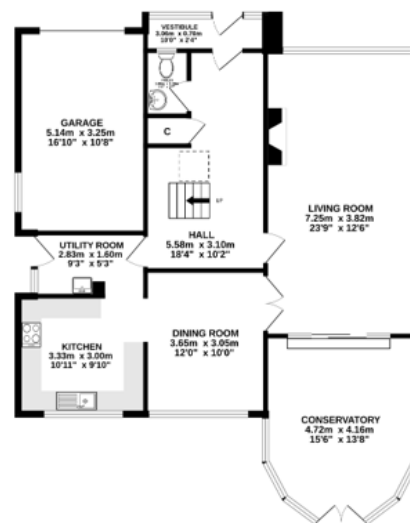
## Location and Amenities

- 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 Deans Village with shops, a chemist, a church, hairdressers and takeaway restaurants. Morrisons supermarket is less than a mile away.
- 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, washing machine, fridge, freezer and garden hut are included*

Home Report valuation	£450,000
Internal floor area	149m <sup>2</sup>
School catchment	Meldrum Primary School Deans Community High
Council tax band	G
EPC rating	E
Train station	Livingston North



### Dimensions

#### Ground Floor

Living Room	7.25 x 3.82m
Dining Room	3.65 x 3.05m
Kitchen	3.33 x 3.00m
Conservatory	4.72 x 4.16m
WC	1.66 x 1.10m
Garage	5.14 x 3.25m

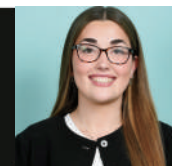
#### First Floor

Bedroom 1	4.57 x 3.17m
Dressing Room	1.85 x 2.85m
En-suite	3.15 x 1.58m
Bedroom 2	3.62 x 3.06m
Bedroom 3	3.65 x 3.31m
Bathroom	2.34 x 2.20m

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.