

Turpie
&Co



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Player Green, Livingston, EH54 8RZ

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Player Green, Livingston



Set within the highly desirable Deer Park development, this attractive two-bedroom bungalow—formerly a three-bedroom home—has been thoughtfully reconfigured and extended to offer a flexible layout, along with front and rear gardens, making it ideal for downsizers seeking comfort or a small family.

To the front, a bright and spacious bay-windowed living room enjoys views over the garden, alongside a generous, breakfasting kitchen with a convenient adjoining utility room. To the rear, the accommodation continues with a south-west-facing sun room that opens directly onto the garden, ideal for relaxing or entertaining. The property features two well-proportioned double bedrooms, one with an en-suite WC, while a family shower room completes the internal layout. Externally, a private driveway provides off-street parking.

Ideally located within easy reach of local schools, amenities, and Deer Park Golf & Country Club, this is a rarely available opportunity to acquire a home in this sought-after setting.

What's special about this house

- Two-bedroom bungalow set within the highly desirable Deer Park development, perfect for those looking to downsize in comfort or a growing family.
- Bright and spacious bay-windowed living room overlooking the front garden and adorned with wood-effect flooring and a neutral colour palette.
- South-west-facing sun room opening to the rear garden, a delightful place in which to relax or entertain friends and family.
- Breakfasting kitchen showcasing white gloss wall and floor units, wood-effect worktops and a tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood. An adjacent utility in the same design provides additional storage and with external access.
- Principal south-west-facing double bedroom with built-in mirrored wardrobes and an en-suite WC. The tasteful decor includes wood-effect flooring and a calm colour scheme.
- Manicured lawn and borders to the front flanking the driveway. Enclosed south-west-facing rear garden with a low-maintenance design including paving, decorative stones, borders, and a large shed.
- Off-street parking provided for by a driveway.
- Planning permission was previously granted in 2015 for an extension to create a principal bedroom with en-suite.

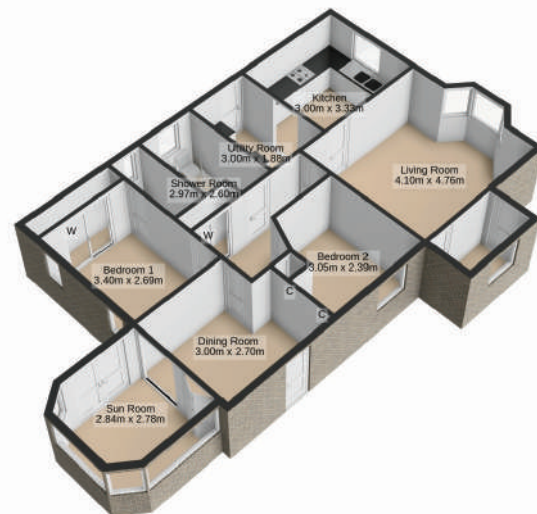
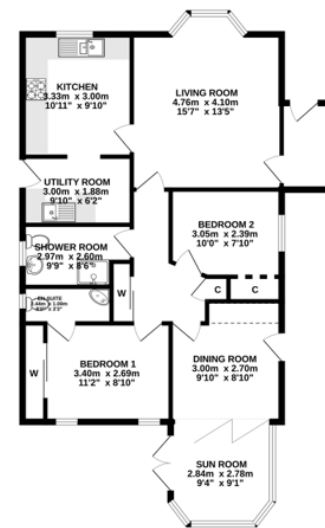


Location and Amenities

- Catchment for Carmondean Primary School and Deans Community High School.
- A prestigious residential setting.
- Within walking distance of the exclusive Deer Park Golf & Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston North Railway Station is a 5-minute drive.
- Edinburgh International Airport is just 11 miles away.
- Dechmont Law and Woods is within walking distance, and West Lothian's three country parks are all a short drive away.

"Set within the highly desirable Deer Park development, this attractive two-bedroom bungalow offers front and rear gardens, a flexible layout, and excellent potential"

Home Report valuation	£300,000
Internal floor area	87.1m ²
School catchment	Carmondean Primary School Dean Community High
Council tax band	D
EPC rating	C
Train station	Livingston North



Dimensions

Living Room	4.76 x 4.10m
Kitchen	3.33 x 3.00m
Utility Room	3.00 x 1.88m
Sun Room	2.84 x 2.78m
Dining Room	3.00 x 2.70m
Bedroom 1	3.40 x 2.69m
En-suite	2.44 x 1.00m
Bedroom 2	3.05 x 2.39m
Shower Room	2.97 x 2.60m

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, garden hut, and 2 composite garden storage included

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



Ava Steele
Stock Manager