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Woodlands Park, Livingston, EH54 8AT

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Woodlands Park, Livingston



Peacefully positioned within a leafy residential area of Livingston, this four-bedroom detached family home enjoys beautifully maintained, mature gardens, along with a detached garage and driveway.

Designed with modern living and entertaining in mind, the well-planned layout features a bright living room and separate dining room, alongside a kitchen with direct access to the rear garden. The property offers four bedrooms, all served by a well-appointed shower room with a hidden cistern WC and washbasin built into vanity and a guest WC.

Conveniently located close to Livingston's wide range of amenities, as well as schooling and transport links, this property offers an ideal setting for family life.

What's special about this house

- Well-presented and boasting a generous and flexible layout, mature gardens and off-street parking, this four-bedroom detached family home in a peaceful Livingston setting presents an excellent opportunity.
- Bright living room flooded with natural light thanks to a large picture window overlooking the front garden. Decorated with carpeting and a calm colour palette, it exudes a refined and comfortable ambience.
- Versatile dining room looking across the front garden through a large picture window.
- Well-appointed kitchen opening to the rear garden showcasing white wall and floor units, marble-effect worktops and an integrated hob and oven.
- Spacious and bright principal double bedroom with built-in wardrobes and an appealing interior design.
- Neatly landscaped lawn to the front bordering the gated driveway and detached garage. An enclosed rear garden with a large manicured mature lawn and paving, nestled behind established hedging is perfect for children, friends and family to enjoy.
- Off-street parking provided for by a gated driveway and detached garage.
- Close to local schools, green spaces, Livingston's retail and leisure amenities, and efficient commuter links to Edinburgh and Glasgow.



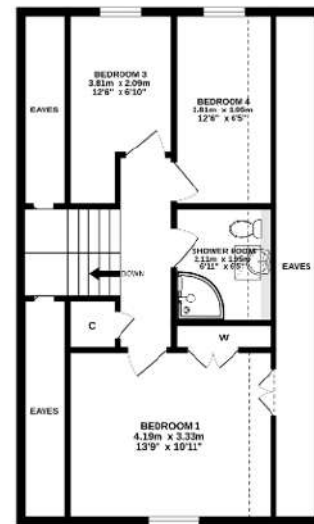
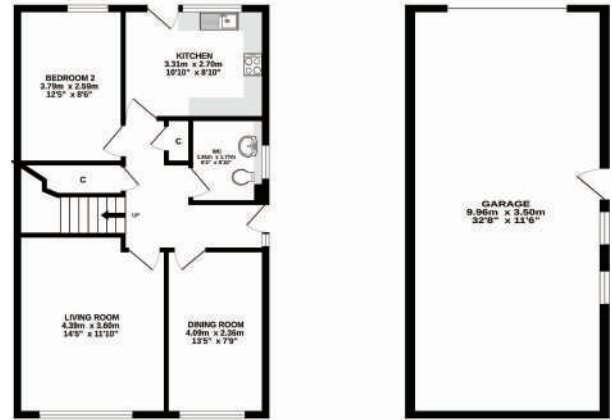
Location and Amenities

- 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 offering 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.
- 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. Well-served by local bus services.
- Edinburgh International Airport is just 13 miles from the property.
- Green spaces on the doorstep include Eliburn Reservoir.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, and tumble dryer are included.

Home Report valuation	£400,000
Internal floor area	153.7m ²
School catchment	Meldrum Primary School Deans Community High
Council tax band	D
EPC rating	C
Train station	Livingston North



Dimensions Ground Floor

Living Room	4.39 x 3.60m
Dining Room	4.09 x 2.36m
Kitchen	3.31 x 2.70m
Bedroom 2	3.79 x 2.59m
WC	1.91 x 1.77m
Garage	9.96 x 3.50m

First Floor

Bedroom 1	4.19 x 3.33m
Bedroom 3	3.81 x 2.09m
Bedroom 4	3.81 x 1.95m
Bathroom	2.11 x 1.95m

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



George McKillen
Sales Manager