

RE/MAX Property

26 Jones Green, Deans, Livingston, EH54 8QB



A Versatile Family Home with Two Reception Rooms, Large Kitchen, Utility, Two Bathrooms, Conservatory and Amazing Front and Rear Gardens, in a popular Location.

Located in a quiet corner, this rarely available property is available to buy with no onward chain. The property provides ample accommodation for growing families, home working and entertaining space, in a convenient and well-connected location.

Welcoming you to this spacious family home is a gravelled driveway, a mature front garden with sheltered side parking. Inside, the hall leads to a bright lounge with a front-facing bay window and doors opening into a versatile second reception room; ideal for dining or entertaining, that flows into a conservatory overlooking the rear garden. The kitchen offers ample storage, workspace and a freestanding gas cooker, alongside a separate utility room, garden access and convenient WC. Upstairs, the landing leads to three well-proportioned bedrooms, an ensuite and a bathroom. The impressive primary bedroom features built-in wardrobes, a matching bed surround, garden views and ensuite. There is also potential to divide this room into two bedrooms, offering flexibility for growing families. The second bedroom provides generous space and built-in storage, while the third is ideal as a nursery, home office or single room. The family bathroom is fitted with a three-piece suite, bath with overhead electric shower and vanity storage.

A fantastic family-friendly location in the popular Carmondean area, close to excellent local schools, shops and everyday amenities. Perfect for commuters, with Livingston North Railway Station nearby and easy access to the M8, connecting Edinburgh and Glasgow, both of which offer International Airports. Surrounded by wonderful green spaces, woodland walks, such as Eliburn Reservoir, and leisure facilities, such as Deer Park Country and Club and Golf Course and Livingston's fantastic shopping and entertainment just a short drive away. Whether you're taking your first step onto the property ladder, looking for more family space or simply searching for a unique home in Livingston, this fantastic property is well worth viewing.

The home report can be downloaded from the REMAX Property website.
Freehold Tenure.
Council Tax Band D.
EPC Rating C.
Factor Fee - Hacking & Paterson provide Jones Green estate management / gardening for which the property contributes a portion (approx £30.00 per qtr).

Front Garden and Driveway

Welcoming you to this fantastic family home is a charming, paved entrance platform with steps on either side, creating an inviting approach to the property. A generous, gravelled driveway provides ample off-street parking for multiple vehicles, while the surrounding garden features a lovely combination of lawn, established shrubs and mature trees. To the side of the property, a sheltered parking area offers additional practicality and provides access to the rear garden. This wonderfully unique outdoor space is bursting with potential, offering endless opportunities to create your dream garden while enjoying an abundance of space for the whole family.

Entrance Hallway

The entrance to the property provides space for storage and gives access to the ground floor and staircase to the upper floor. Lit by lots of natural light via uPVC front door with a glazed window, this area is very practical. Finished with a fully carpeted floor and textured walls, with a wall mounted light for added convenience.

Lounge

4.277m x 3.803m (14'00" x 12'05")

A bright and spacious reception room featuring painted walls and an attractive bay window overlooking the front of the property, allowing plenty of natural light to fill the space. Offering excellent potential for a family to put their own stamp on it, the room also benefits from double doors opening into a further reception room, creating a versatile layout ideal for modern family living. Ceiling mounted light, ceiling smoke detector and radiator are also supplied.













Second Reception or Dining Room

5.244m x 3.296m (17'02" x 10'09")

A versatile second reception room offering flexible living space, ideal for use as a lounge, dining room, home office or children's playroom. Featuring carpeted flooring, painted walls, external door, and useful under stair storage, this room also benefits from a window overlooking the rear garden. Acting as a central hub of the home, this space provides convenient access to both the kitchen and conservatory. Two ceiling mounted lights, ceiling smoke detector and radiator are also supplied.

Conservatory

4.091m x 3.250m (13'05" x 10'07")

Accessed through double doors from the dining room/reception area, this bright and inviting conservatory offers a wonderful additional living space. Featuring carpeted flooring, a radiator and half-height painted walls with windows above, the room provides natural light and views over the rear garden. Doors give direct access to the garden, making this an ideal space for enjoying family time during the warmer summer months. The room also offers excellent versatility, with potential to be used as a dining area, home office or relaxing sitting space.

Kitchen

5.040m x 3.113m (16'06"X 10'02")

A fantastic sized family kitchen offering generous space for everyday cooking and family living, with the added convenience of a living level toilet and a desirable separate utility room. The kitchen features a range of wooden fronted base and wall units, providing ample storage and worktop space, along with a built-in wine rack. Additional features include a one-and-a-half sink with drainer, freestanding fridge freezer and an impressive freestanding gas range cooker with a large extractor fan above. Finished with practical vinyl flooring, the room also benefits from a window overlooking the front of the property, allowing natural light to fill the space. Two ceiling mounted lights, ceiling smoke detector and radiator are also supplied.

Utility Room

2.159m x 2.086m (07'01" 06'10")

A practical utility room, ideal for busy families and pet owners. A window overlooking the rear garden allows parents to keep an eye on children playing outside, while a uPVC door provides direct garden access. An excellent space for keeping laundry separate from the main living areas. Featuring wooden base units, a tall storage cupboard, tiled splashback, stainless steel sink with drainer, freestanding washing machine and vinyl flooring, painted walls, a radiator and ceiling lighting.

Living Level Toilet

2.014m x 0.902m (06'07"x 02'11")

A well-presented living level toilet featuring painted walls, a vanity unit with wash hand basin, tiled splashback, storage cupboards and shelving. Further benefits include a chrome heated towel rail, panelled ceiling with downlights, extractor fan and a window overlooking the garden.

Stairs and Landing

Carpeted stairs lead to a spacious upper landing. The landing provides access to three rooms, the family bathroom and ensuite, along with a useful storage cupboard and attic access via a hatch. Further features include painted textured walls, ceiling downlights, a smoke detector, carpeted flooring and a side-facing window allowing natural light to fill the space.

Primary Bedroom

7.080m x 2.983m (23'03" x 09'09")

Accessed via a separate entrance hall, this impressive primary bedroom offers fantastic flexibility, with the potential to be divided into two separate rooms to suit individual needs. The room features built-in wooden wardrobes and a matching bed surround, providing excellent storage. There is plenty of natural light in the room with windows facing the front and the rear of the property. Additional features include painted walls, two ceiling pendant lights, two radiators and direct access to the ensuite.













Shower Ensuite

2.471m x 1.439m (08'01" x 04'08")

Featuring a walk-in shower cubicle with a wall-mounted electric shower, a wash hand basin set within a vanity unit offering useful storage and a freestanding toilet. There is a large rear-facing glazed window allowing plenty of natural light into the space. Additional features include; white tiled walls, ceiling downlights, an extractor fan, a wall-mounted mirror, a heated towel radiator and vinyl flooring.

Second Bedroom

4.161m x 2.547m (13'07"X 08'04")

This generously proportioned second bedroom offers an excellent amount of space, comfortably accommodating a large bed alongside additional freestanding furniture. This space would be perfect for young children, older children or adults. Built-in storage provides a practical solution for keeping the room organised, while two front-facing windows allow plenty of natural light to fill the room. Further features include; ceiling-mounted pendant light, painted walls, a radiator, and carpeted flooring.

Family Bathroom

1.735m x 1.571m (05'08" x 05'02")

This stylish family bathroom features white tiling complemented by sleek chrome finishes, creating a fresh and contemporary feel. The three-piece suite comprises of; a wash hand basin set within a vanity unit, a freestanding toilet and a bath with a glass shower screen, a wall-mounted electric shower and bath taps with a handheld shower attachment. A tiled shelving alcove provides convenient storage, while further features include a panelled ceiling with downlights, an extractor fan, a chrome heated towel radiator and tiled flooring.

Third Bedroom

2.687m x 2.349m (08'10" x 07'08")

This bright and inviting room offers fantastic flexibility to suit a variety of needs, whether used as a cosy single bedroom, nursery or dedicated home office. A rear facing window allows natural light to fill the space, while further features include ceiling-mounted light, painted walls, a radiator and carpeted flooring.

Rear Garden

A true gardener's dream, this wonderfully spacious rear garden is bursting with potential and offers an incredible outdoor space for growing families, keen gardeners and those who love entertaining. With a delightful combination of lawned areas, landscaped sections, patio and paved areas, established shrubbery and mature trees; the garden provides a beautiful setting that truly comes to life during the warmer months. A dedicated greenhouse area offers fantastic opportunities for growing your own plants, flowers and produce, while the generous grounds provide endless possibilities for creating additional seating, dining and relaxation areas. The garden also benefits from direct access to the conservatory, external doors leading into the property and convenient access around the side to the front of the home. A fantastic outdoor retreat with so much to offer!

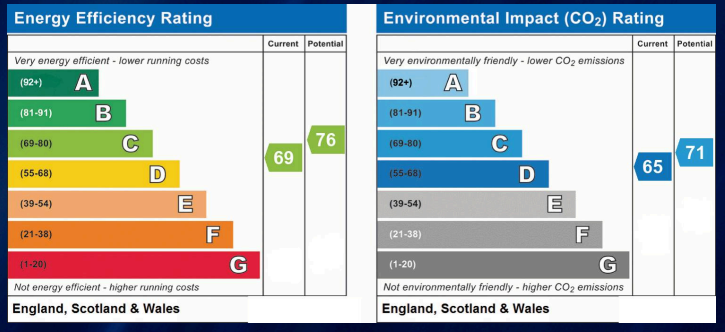












Additional Items:

Tenure: Freehold. Council Tax Band: D. Factor Fee: N/A All fitted floor coverings, kitchen items mentioned, blinds and light fittings are 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

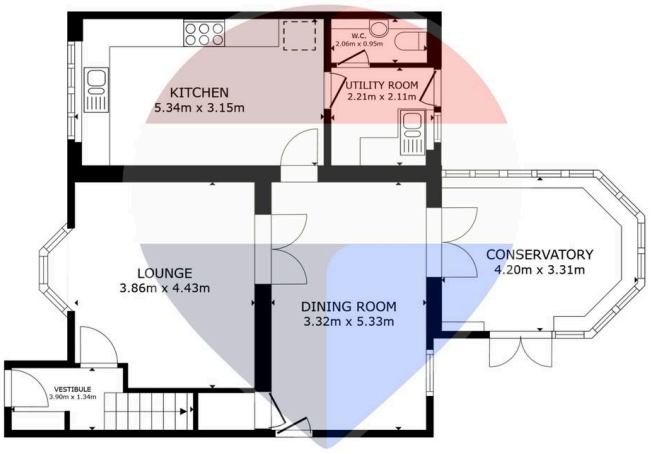
All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.

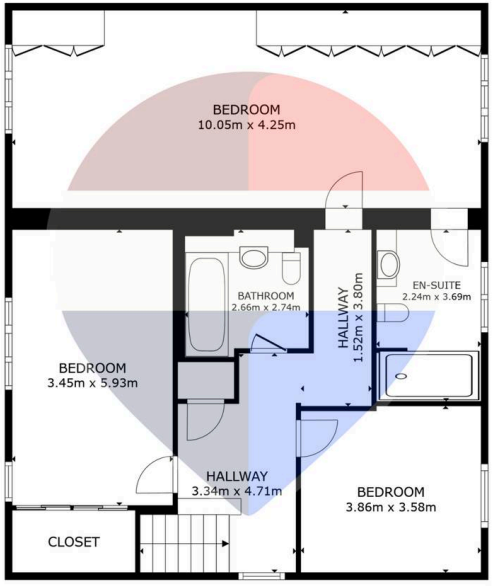


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 83.5 m² FLOOR 2 121.4 m²
TOTAL : 204.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 83.5 m² FLOOR 2 121.4 m²
TOTAL : 204.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.