



REMAX
Property

92 Lenzie Avenue, Deans, Livingston, EH54 8NR



A welcoming hallway provides access to the ground-floor accommodation, with the full-length dining kitchen positioned at the end. Fitted with integrated appliances and sliding doors opening onto the rear garden, it creates a practical and sociable space for dining and entertaining. The generous lounge also overlooks the rear garden, while a convenient downstairs toilet completes the lower level. Upstairs, the primary bedroom benefits from fitted storage, alongside a spacious second double bedroom and a versatile third bedroom. A modern family bathroom serves the upper floor. Externally, the property features low-maintenance gardens to the front and rear, together with a detached driveway.

Freehold Tenure

No Factor Fees

EPC - C

Council Tax Band - B

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Front Garden

The low maintenance front garden features artificial lawn, decorative stone chippings and a paved pathway leading to the entrance. Timber fencing provides privacy, while raised planting beds add greenery. A metal gate also provides access from the detached driveway.

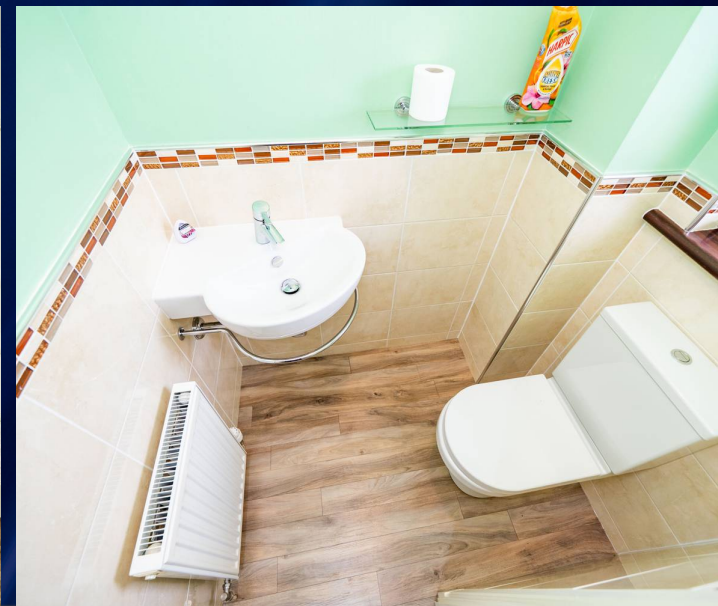
Entrance Hallway

The welcoming entrance hallway is accessed through a uPVC front door with two glazed panels and features wood-effect laminate flooring with crisp white walls. The hallway provides access to the main accommodation and includes a radiator, power point, two ceiling-mounted lights, a smoke detector, an under-stair storage area and a discreet wall panel housing the fuse board. A generous walk-in storage cupboard measuring approximately 1.869m x 1.461m offers excellent additional storage. This space is carpeted and features built-in shelving, white walls with a half-height blue accent and decorative floral and bird detailing.

Downstairs Toilet

1.468m x 1.043m (04'10" x 03'05")

The toilet features a back-to-wall toilet and a corner-mounted wash hand basin with a towel rail positioned below. The room is finished with half-height neutral tiling and a decorative mosaic border, complemented by green-painted walls above. Wood-effect laminate flooring continues through from the hallway, while a front-facing glazed window provides natural light. Further features include a radiator and ceiling-mounted light.





Lounge

4.856m x 3.211m (15'11" x 10'06")

The generously proportioned lounge offers excellent flexibility for a range of furniture layouts. Finished with grey carpeted flooring and crisp white-painted walls, the room also features a ceiling-mounted pendant light, radiator, aerial socket and multiple power points. Two large uPVC windows overlook the rear garden and allow plenty of daylight into the space.

Dining Kitchen

6.453m x 2.287m (21'02" x 07'06")

The spacious room extends the full depth of the property, with wood-effect laminate flooring and peach-painted walls. The dining area sits to the rear and benefits from sliding doors opening directly onto the garden steps, providing an ideal setting for everyday dining and entertaining. The kitchen is fitted with a generous selection of beige wall and base units, complemented by dark work surfaces and a yellow glass splashback. Integrated appliances include a fridge freezer, double oven, four-ring electric hob and extractor fan, with additional spaces provided for a washing machine and dishwasher. A stainless-steel one-and-a-half bowl sink with drainer and mixer tap is positioned beneath two uPVC double-glazed windows overlooking the front of the property. Further features include a radiator, two ceiling lights, multiple power points and ample storage throughout.



Stairs and Landing

Carpeted stairs rise to a bright upper landing, finished with white-painted walls and a decorative floral feature wall at the half landing. A window overlooking the front of the property brings daylight into the stairwell, while white-painted timber balustrades complete the space. The landing provides access to the upper accommodation and includes ceiling-mounted lighting, a smoke detector, an attic hatch and a generous storage cupboard housing the boiler.

Primary Bedroom

3.282m x 3.214m (10'09" x 10'07")

Positioned to the rear of the property, the main bedroom offers space for a range of freestanding furniture and benefits from a large uPVC double-glazed window. The décor combines white wallpapered walls with a contrasting floral feature wall, complemented by beige carpeting. A substantial mirrored wardrobe provides useful built-in storage, with a radiator, pendant light and several power points also included.

Second Bedroom

3.217m x 3.154m (10'07" x 10'04")

Offering space for a double bed and additional bedroom furniture, this rear-facing room features beige carpeting and a striking bird-and-tree patterned feature wall. A built-in double wardrobe adds practical storage, while the uPVC double-glazed window enjoys views across the rear garden. The room is completed by a radiator, pendant light and several power points.

Third Bedroom

2.997m x 2.292m (09'10" x 07'06")

A well-proportioned room finished with beige carpeted flooring and neutral white wallpapered walls. A large uPVC double-glazed window overlooks the front of the property, while further features include a radiator, ceiling-mounted pendant light and power points. The room would work well as a single bedroom, nursery or home office.





Bathroom

2.944m x 1.996m (09'08" x 06'07") The spacious bathroom is finished with full-height wall tiling, coordinated tiled flooring and a panelled ceiling with recessed spotlights. It includes a full-sized bath with a tiled surround and decorative mosaic detailing, alongside a separate corner shower enclosure with curved sliding doors. A vanity-mounted washbasin provides storage beneath, while the concealed-cistern toilet is incorporated into a fitted unit with further cupboards and worktop space. Additional features include an illuminated wall mirror, a black heated towel rail and a frosted uPVC double-glazed window facing the front of the property.

Rear Garden

The enclosed rear garden is designed for easy maintenance, with the majority of the space finished in decorative gravel. A decked seating area immediately outside the property provides room for outdoor furniture, while a paved pathway leads to the rear access gate. The garden is bordered by timber fencing and also includes a raised planting bed and a wooden storage shed, which will remain as part of the sale.



Additional Items:

Tenure: freehold. Council Tax Band: 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

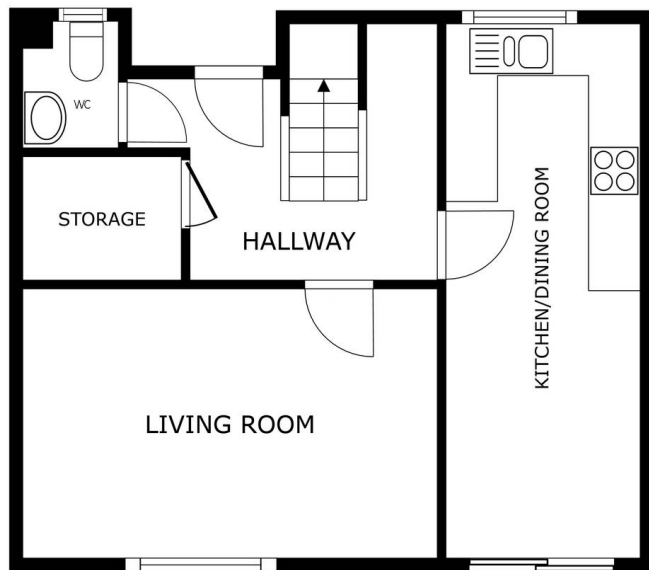
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

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



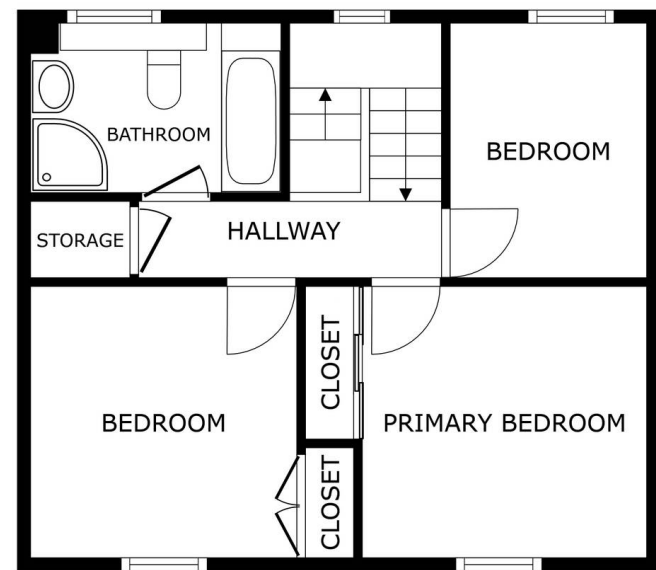
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	74	78
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 43.2 m² FLOOR 2 44.4 m²
TOTAL: 87.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 43.2 m² FLOOR 2 44.4 m²
TOTAL: 87.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.