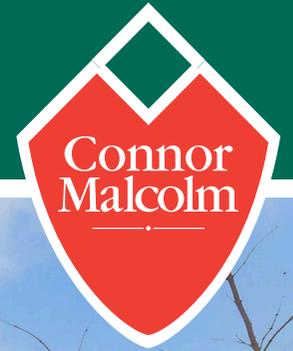


65 Taylor Green, Deer Park, Livingston, EH54 8SX



65 Taylor Green | Deer Park | Livingston | EH54 8SX

### Description

Enviably located within the sought after Deer Park development adjacent to the Deer Park Golf and Country Club, this rarely available three bed extended detached villa commands a peaceful cul-dac setting and offers beautifully appointed and flexible accommodation which comes with the added attraction of an enclosed south-facing rear garden.

- Hallway
- Living/dining room
- Well equipped kitchen
- Conservatory/sun room
- Family room/bedroom 4 with WC
- Three double bedrooms, 1 with en-suite
- Principal bathroom with white suite and shower
- Gas central heating and double glazing
- Enclosed sunny rear garden
- Driveway for multiple vehicles

### Extras

All blinds and selected curtains, floor coverings, dishwasher, fridge freezer and Keter Hut are included in the sale.

### Factor

The residents pay a local gardener to maintain the communal gardens and areas. The cost is approx. £40.00 per annum.

**EPC Rating: C**

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

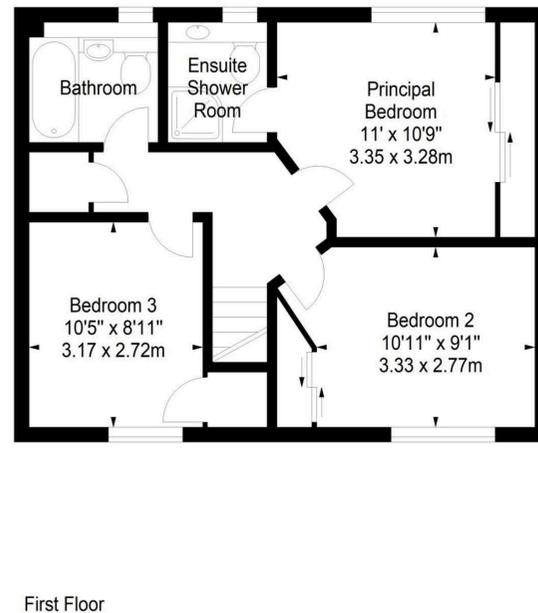
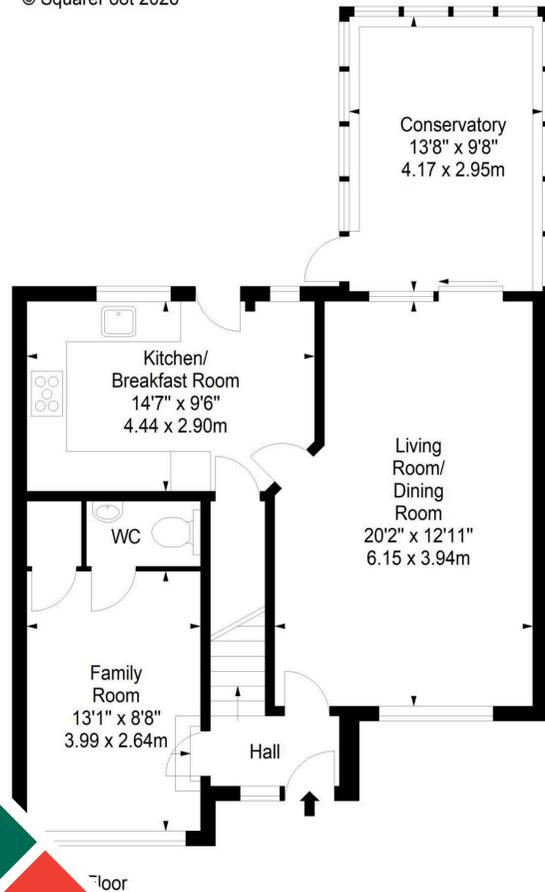
Livingston is a thriving town with some of the best designer and high-street shops in Scotland. The Centre in Livingston has over 50 shops, various restaurants and fast food outlets; Livingston Designer Outlet is home to over 70 leading brand stores, cafés and restaurants. The areas around Eliburn Park promise lovely walks and cycle paths - ideal for those seeking to escape the hustle and bustle. Dechmont Law is just a stone's throw from the property, perfect for children and long dog walks. For the active type who prefers to exercise indoors, Deer Park Golf & County Club is just 3 mins walk away and boasts an 18 hole championship golf course, leisure pool, gymnasium, ten pin bowling alley and sports bar and café. For a fun family day out, Almond Valley Heritage Trust offers a museum, train ride and farm animals. Education is well catered for locally from nursery to secondary level nearby in both the public and private sectors. Situated conveniently close to the M8, as well as being within walking distance of Livingston North train station, commuting to Edinburgh or Glasgow couldn't be easier.



Taylor Green,  
Livingston,  
West Lothian, EH54 8SX



Approx. Gross Internal Area  
1254 Sq Ft - 116.50 Sq M  
For identification only. Not to scale.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

