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57 Taylor Green, Livingston, West Lothian, EH54 8SX

Light & Well Presented, Two-Bedroom, First Floor Flat

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Property Description

Light and well presented, two-bedroom, south-facing, first-floor flat, with an allocated parking space and open views to the Deer Park Golf Course. The property forms part of a modern, factored and highly desirable residential development, located in the Deans area of Livingston, West Lothian.

Comprises: an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen and bathroom suite, continuous contemporary flooring, and good storage including bedroom wardrobes. In addition, there is double glazing, electric heating, light tasteful decor, and a secured entry system.

The development also includes ample additional residential parking, leafy maintained grounds, and is close to the Deer Park Golf & Country Club.

The hall gives access throughout and features four built-in store cupboards, the entry phone handset, and includes good quality wood-effect flooring which continues into the lounge and bedrooms. Rear-facing, with unrestricted views overlooking the adjacent golf course, the living room can accommodate lounge and dining furniture and features a wall-mount TV point and a central light fitting.

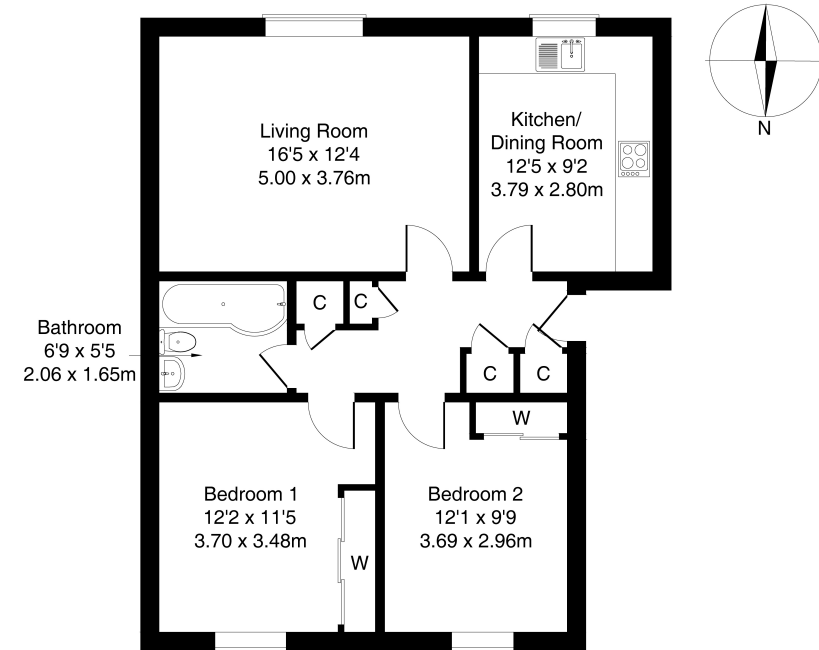
Also, rear-facing is a bright and spacious kitchen, which can also accommodate a dinner/breakfast table, and which includes fitted units, stone-effect worktops with a matching surround, a sink with drainer, a washing machine, and an integrated fridge/freezer, electric oven and ceramic hob.

Both double bedrooms are set to the front and include built-in wardrobes and central light fittings with a TV point for bedroom one. Completing the accommodation, a fully tiled bathroom is set internally off the hall and has a contemporary fitted suite, a shower unit over a P-shaped bath, and a shaver point.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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