



## 7 Glen Court, Deans, Livingston, West Lothian, EH54 8TF

Well-Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Well-presented and spacious, three-bedroom, detached home with gardens, driveway and garage. Located within a quiet cul-de-sac setting, in an established residential area in Livingston, West Lothian.

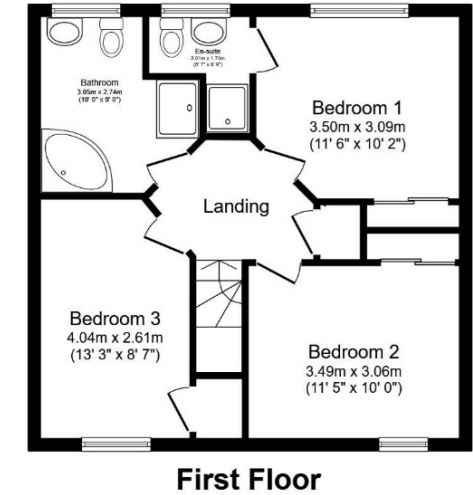
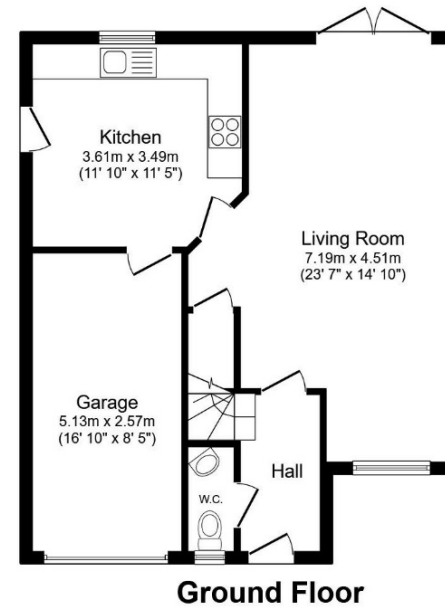
Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom, and a ground floor WC.

Highlights include a stylish fitted kitchen with integrated appliances, a contemporary four-piece bathroom, and modern flooring. In addition, there is gas central heating, double glazing and good storage provision throughout.

Externally, the property benefits from a driveway and a gravelled patio to the front; whilst the rear garden features a lawn, and gravelled and paved patios.

A welcoming entrance hall affords access to the stairs leading to the upper hall, a convenient ground-floor WC, and a spacious public room. With a dual aspect, allowing plentiful natural light, the living room is finished with light decor, wood effect flooring, coving, two light fittings, a built-in cupboard, a wall-mount TV point, and patio doors leading to the garden, whilst also offering space for dining. Set off, to the rear, a stylish kitchen has further garden access and space for dining, while modern fitted units include stone effect worktops, a tiled surround, a sink with a spray pull-tap; and an integrated gas hob, microwave and oven.

On the upper floor, set to opposite aspects, two well-finished bedrooms are similarly generously sized, both with modern flooring and built-in wardrobes with mirror sliding doors; whilst the master bedroom also features an en-suite shower room. A further double bedroom is set to the front, with wood effect flooring, light decor and a built-in cupboard. Completing the accommodation, the family-size bathroom is fitted with a four-piece suite including a separate shower cubicle and a jacuzzi-style bathtub.



Total floor area 111.3 m<sup>2</sup> (1,198 sq.ft.) approx

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# 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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