



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

Beautifully Presented, Two Bedroom, Dual-Aspect, Ground Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect ground floor flat, with an allocated parking space and open views to the Deer Park Golf Course. Forming 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 fitted kitchen with appliances, a generous bathroom suite, contemporary decor and lighting. In addition, there is double glazing, electric heating, superb storage including bedroom wardrobes, and a secured entry system.

The development also includes ample additional residential parking and maintained grounds; whilst located adjacent to the Deer Park Golf & Country Club.

The hall gives access throughout, and features four built-in storage cupboards, the secured entry handset, and carpeted flooring. Rear-facing, with unrestricted southerly views to the adjacent golf course, the public room can accommodate lounge and dining furniture, and includes a wall-mount TV point, carpeted flooring and a central pendant light fitting.

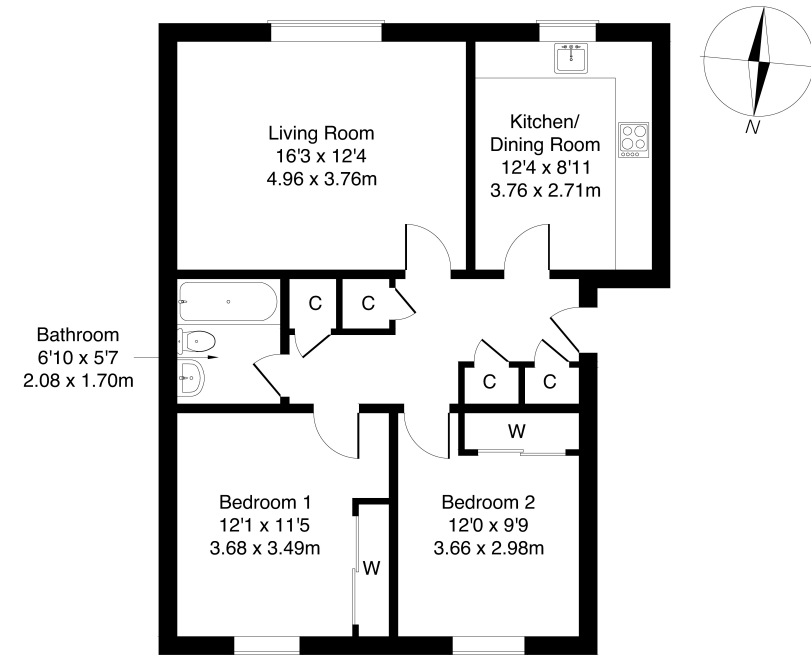
Also set to the rear, the bright and spacious kitchen can also accommodate dining furniture, whilst fitted units include marble effect worktops, a sink with drainer, a tiled surround, a freestanding washing machine; and an integrated fridge/freezer, an electric oven and hob.

Two carpeted double bedrooms are set to the front, similarly well-finished and sized with built-in wardrobes and central light fittings. Completing the accommodation, the bathroom is set internally, fitted with a three-piece suite, including a shower unit over the bath, tiled splash walls and a shaver point.

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Approximate Gross Internal Area: (743 sq ft - 69 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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