



**15, Beechwood Park, Deans,  
Livingston, West Lothian, EH54 8SN**





This superb, expansive property provides great family accommodation, set in a popular locale. This type of property is a rare find in the market and is sure to be popular. The Deans area of Livingston is ideally placed for the commuter. Access to the A71, M8 and M9 motorway networks are all within a small radius, with Edinburgh Airport about 10 miles away. The local neighbourhood offers a wide variety of amenities. Whilst the property is set away from the hustle and bustle of Livingston town centre life, the area benefits from having a railway station, which provides trains to Glasgow and Edinburgh and a regular bus service to Livingston centre and Edinburgh. The local amenities include several small convenience stores, pharmacy and takeaways. There are several primary schools available, the closest being Meldrum with Deans Primary school within catchment. The local high school is Deans Community High School, however most other high schools are easily accessed. There are several pleasant walks locally within the surrounding countryside.

#### **Front Garden and Garage**

This stunning entrance offers up a fully mono-blocked driveway, large enough for several cars and a grassed area is lined with small bushes. Steps lead you to the front door with a porch overhang perfect for welcoming visitors.

#### **Entrance Hallway**

A welcoming large hallway opens up from a solid wooden front door, with adjacent glass panels, into a laminate floored area. The décor is neutral with cream painted walls. A ceiling light, a smoke detector, a radiator and a telephone socket complete this entrance.

#### **Lounge 5.389m x 4.839m (17'08" x 15'10")**

The lounge is accessible from the hallway through a set of glazed wooden double doors, with adjacent glass panels. The room has a lovely, large window looking out over the front garden. The white painted walls along with the beige carpet makes for a perfect base to add any colour. The room has a radiator, power sockets, a telephone point, a television aerial, a smoke detector, wall lights, a ceiling light and ceiling downlights.

#### **Dining Room 3.999 x 3.329m (13'01" x 10'11")**

This room is accessed from the lounge through a large set of glazed wooden double doors. There is a door to the kitchen and also a large, glazed set of patio doors out to the conservatory, offering up lots of natural light. The hidden gem in this room is the door to the garage, a wonderful addition to access a home direct from your car. The décor flows from the lounge with cream painted walls and beige carpet. Completed with a radiator, wall lights, ceiling downlights, a television aerial point and power sockets.







**Kitchen 3.106m x 3.977m (10'02" x 13'00")**

This light and airy kitchen is accessible directly from the hallway, in addition to the dining room and also has a wooden half glass door to the conservatory, with a window facing the rear of the property. The décor is neutral with painted walls, picture rail height feature border and vinyl flooring. The wall and floor mounted units are cream fronted, with light grey laminate worktop. The kitchen houses an under counter washing machine, free standing electric oven with grill and four ring hob and built-in cooker hood, which will all be included in the sale. There is a white one and a half sink with mixer tap. A ceiling light, under unit lights, a heat detector, and sockets complete this room.

**Conservatory 6.9245m x 3.481m (22'08" x 11'11") narrowing to 2.582m (08'05")**

A wonderful addition to this property, allowing you to sit and enjoy the beauty of the outdoors without having to go outside. Laminate flooring throughout and half-height windows envelope the room, with wood panelling at the bottom. A door to the side gives you access to the rear garden. The room offers up a ceiling light with fan for those hot summer days, with an additional ceiling light, power sockets, television aerial point and a much-needed radiator for the winter evenings.

**Hallway to Bedrooms**

A carpeted area leads to all the bedrooms and follows in an 'L' shape from the entrance hallway. White painted walls and two ceiling lights make the hallway bright. Storage is available in the form of two built in cupboards, one houses the water tank and boiler. There is an attic hatch, a power socket, a carbon monoxide and a smoke detector also provided.

**Main Bedroom 3.904m x 4.535m (12'09" x 14'10") up to the wardrobes**

A great sized double room with a blue carpet to the floor, white painted walls with a top papered trim and a window overlooking the rear of the property. The room has ceiling lights, wall lights, radiator, power sockets and a telephone socket. Good storage is providing by sliding mirrored wardrobes.

**En-Suite Shower Room 1.714m x 2.433m (05'07" x 07'11") plus door recess**

This room welcomes you with a pink carpet and white patterned tiled walls. The beige suite comprises a close coupled toilet, a pedestal sink and a separate shower cubicle with mains shower. Natural light enters from a window into the conservatory, with a radiator and ceiling lighting also included.

**Second Double Bedroom 4.493m x 3.002m (14'08" x 09'10") plus door recess up to the wardrobes**

This bright room has a blue carpet with white painted walls and window to the front of the property. It also has great storage with the double fronted wardrobe. Finished with a ceiling light, a radiator, power sockets and a telephone socket

**Third Double Bedroom 3.751m x 3.123m (12'03" x 10'02") up to the wardrobes**

A lovely double bedroom with a window to the front of the property. Decorated with neutral tones to the walls and carpet to the floor. The triple fronted wardrobe provides storage space. A ceiling light, a radiator, a television aerial point and power socket are also provided.

**Fourth Double Bedroom 3.514m x 3.497m (11'06" x 11'05") up to the wardrobes**

Another great sized double bedroom with lots of natural light coming from the window to the side of the property. This room also features a double fronted wardrobe. Finished with a blue carpet and beige painted walls with papered top trim. A ceiling light, a radiator and power sockets finish this room off.

**Bathroom 3.246m x 2.426m (10'07" x 07'11") plus door recess**

This bathroom has much to offer, with a unique blue suite, including a spa corner bath, a bidet, a close coupled toilet, a pedestal sink and separate shower cubicle with mains shower. Decorated with a grey carpet to the floor and white tiling to the walls. A ceiling light, extractor fan and radiator are all included, with a window the side, into the conservatory.

**Double Garage 5.514m x 4.989m (18'01" x 16'04")**

The excellent space is perfect for a variety of needs. An electric up and over door opens up into the large space. The garage door can be closed behind you once you've parked up and you can access the house from the door into the dining room. Power sockets and a ceiling light complete this area.

**Rear Garden**

The garden is accessible from either side of the property. It is fenced to the rear with some impressive trees separating the neighbouring properties. There is a paved area to sit and enjoy a summer's evening. The grassed area is sloped and runs adjacent to the length of the property itself. A plastic shed and greenhouse are to be included.

**Additional Items**

Tenure: Freehold. Council Tax Band: G.

All fitted floor coverings, all window blinds, the integrated kitchen appliances mentioned and the garden sheds 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 RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

**OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

**INTEREST**

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

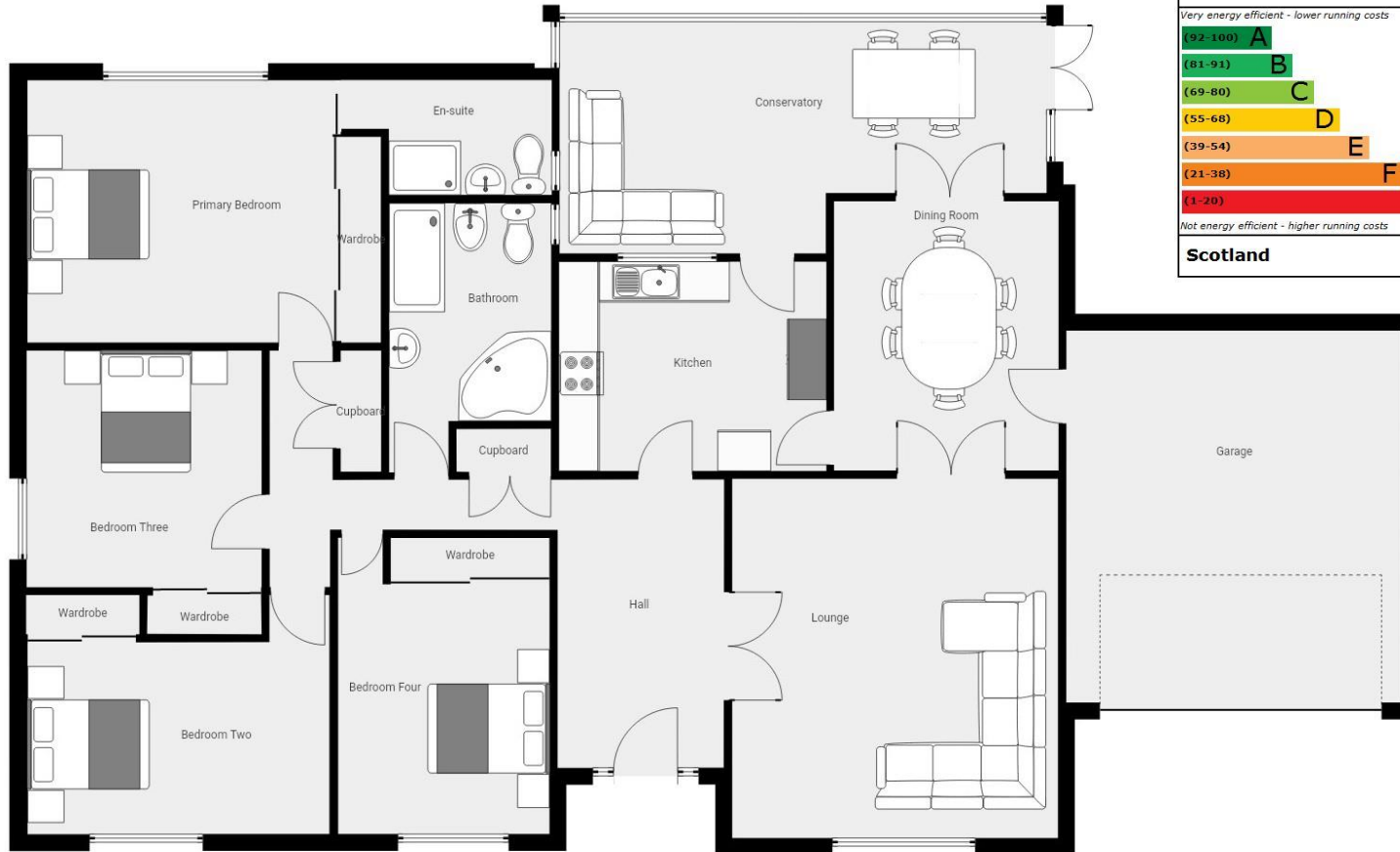








*“Nobody in the world sells more property than RE/MAX”*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



**Sharon Campbell**  
07960 996670

sharoncampbell@remax-livingston.net

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.