



**RE/MAX** PROPERTY



**56 Jones Green, Deerpark, Livingston,  
West Lothian, EH54 8QD**



- **Well Presented Detached Villa**
- **Popular Residential Location**
  - **Lovely Lounge**
  - **Attractive Dining Kitchen**
  - **Light & Bright Sunroom**
  - **3 Gorgeous Bedrooms**
  - **Modern Family Bathroom**
    - **Fantastic Gardens**
    - **Driveway**

**Excellent 3 Bed Detached Villa!!  
Book Your Viewing Today!!**

Carol Lawton and RE/MAX Property are delighted to offer to the market this well proportioned, 3 bedroom detached house is in excellent order throughout and walk in condition. The property comprises of entrance hall, lounge, dining kitchen, sunroom, 3 bedrooms and a family bathroom. Further benefits include gardens to the front and rear, driveway for off street parking, new blinds fitted throughout, GCH and DG. This property would make an ideal family home and is a credit to the current owners.

This is an ideal family location with local schools offering education from nursery through to college, all of which are within walking distance. Also, within easy walking distance, are the extensive shopping and leisure facilities that Livingston has to offer. Access to the local rail and road transport networks for both Glasgow and Edinburgh ensure this family home is an excellent, sought after location.

The home report is available from our website.

Freehold  
Council Tax Band D  
Factor Fees -

## Front

The front garden has a lawn area and a paved driveway offering off street parking. Access to the rear garden to the side of the property.

## Entrance Hall

5' 2" x 4' 2" (1.580m x 1.261m)

Enter via a ½ glazed UPVC door into the welcoming hall. Central light fitting, laminate flooring and a radiator. Access to the lounge and stairs to the upper level.

## Lounge

14' 1" x 11' 10" (4.289m x 3.606m)

Lovely room with a window to the front of the property. Central light fitting, laminate flooring and a radiator. Access to the dining kitchen.

## Dining Kitchen

15' 0" x 9' 6" (4.570m x 2.888m)

Attractive room with a window and UPVC door leading to the rear of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven, extractor fan and washing machine. There is space for a freestanding fridge/freezer. Downlighters, breakfast bar, large pantry cupboard, laminate flooring and a radiator. Plenty of space for a dining table and chairs. Access to the sunroom.



## Sunroom

13' 3" x 10' 8" (4.028m x 3.256m)

Fantastic, bright room that has French doors leading into the rear garden offering a wonderful outlook. Laminate flooring and a radiator. This room could be used as a dining or family room.

## Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, family bathroom and the partially floored loft. There is a window to the side of the property. Spotlight fitting, storage cupboard, carpet flooring and a radiator.



## Bedroom 1

13' 5" x 8' 3" (4.098m x 2.527m)

Gorgeous room with 2 windows to the front of the property. Central light fitting, double fitted wardrobes offering an abundance of hanging and storage space, laminate flooring and a radiator.

## Bedroom 2

8' 10" x 8' 2" (2.692m x 2.500m)

Attractive, newly decorated room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator.

## Bedroom 3

9' 7" x 6' 8" (2.932m x 2.032m)

Another great room with window to the rear of the property. Central light fitting, carpet flooring and a radiator. This room could be used as a home office or nursery.



## Bathroom

6' 1" x 6' 1" (1.862m x 1.861m)

Stylish room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap with vanity unit below and a bath with a chrome mixer tap and an overhead mains operated shower with a glass screen. Downlighters, splash back tiled walls, vinyl flooring, extractor fan and a radiator.

## Rear Garden

Gorgeous, landscaped rear garden which is private and fully enclosed with a gate for access. There is a generous lawn area, large patio area, feature stone chips borders, an outside tap and light. The storage shed will be left as a gift.

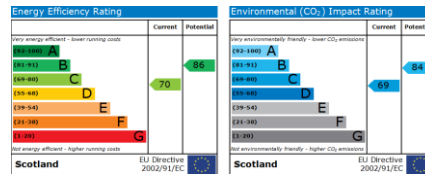




GROSS INTERNAL AREA  
 ROOM 1: 12.02 SQ. METERS 12.02 SQ. METERS  
 ROOM 2: 8.11 SQ. METERS 8.11 SQ. METERS  
 TOTAL: 20.13 SQ. METERS 20.13 SQ. METERS



GROSS INTERNAL AREA  
 ROOM 3: 7.22 SQ. METERS 7.22 SQ. METERS  
 ROOM 4: 10.81 SQ. METERS 10.81 SQ. METERS  
 TOTAL: 18.03 SQ. METERS 18.03 SQ. METERS



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.



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