

Turpie
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Vardon Green, Deer Park, Livingston, EH54 8SU

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7



Vardon Green, Deer Park, Livingston

Boasting five bedrooms and three living and reception areas, this is an excellent opportunity to acquire an impressive and comfortable modern family home with gardens and off-street parking in Livingston's exclusive Deer Park.

Thoughtfully designed, the versatile and generously proportioned accommodation includes a south-facing living room; a cosy and inviting sitting room with rear garden access; a well-appointed dining kitchen and utility leading to the integral double garage; five well-presented and flexible double bedrooms (one currently being used as a downstairs cinema room), one with an ensuite and a family bathroom on the ground and first floor.

In a desirable location, just a short walk from the exclusive Deer Park Golf and Country Club and close to local schooling, and Livingston's array of amenities it is a must see.

What's special about this house

- Thoughtfully designed five-bedroom family home spanning two floors and featuring spacious, and versatile accommodation.
- South-facing bay windowed living room boasting a tasteful décor including handsome wooden flooring. A wonderful light-filled space to relax or entertain family and friends.
- Cosy and inviting sitting room with patio doors opening to the rear garden, ideal for moments of relaxation.
- Stylish and generously proportioned dining kitchen looking onto the rear garden and benefiting from an adjacent utility with garden and garage access.
- Bright south-facing principal double bedroom adorned with built-in mirrored wardrobes and an en-suite walk-in shower room.
- Well-appointed first-floor family bathroom featuring a shower enclosure, bath, towel radiator, WC, and washbasin.
- Enclosed rear garden blending decking, paving and a lawn. Featuring an enviable summer house it is perfect for relaxation or entertaining.
- Ample off-street parking provided for by the driveway and integral double garage.









Location and Amenities

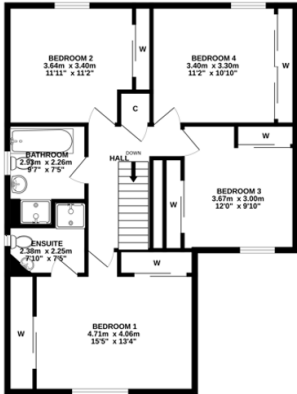
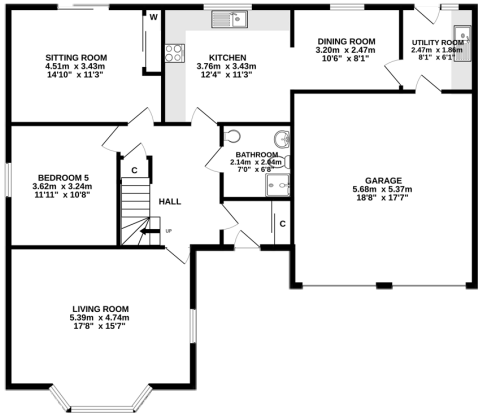
- Minutes from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- Convenience store within walking distance and The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, and casual dining options
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive
- Edinburgh International Airport is just 11 miles away
- Scenic green spaces on the doorstep including Beecraigs Country Park
- Near to family-friendly recreational activities such as Xcite Bathgate Leisure Centre, Five Sisters Zoo, Innoflate, and Almond Valley Heritage Centre

“Impressive five-bed family home in Livingston’s exclusive Deer Park, offering three reception areas, a double garage, and south-facing living spaces.”

Home Report valuation	£490,000
Internal floor area	206m2
School catchment	Carmondean Primary School Deans Community High
EPC Rating	Band C
Council tax band	Band G
Train station	Livingston North 1.1 mile

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, and a garden hut are included.



Dimensions

Ground Floor

Living Room	5.39m x 4.74m
Sitting Room	4.51m x 3.43m
Kitchen	3.76m x 3.43m
Dining Room	3.20m x 2.47m
Utility Room	2.47m x 1.86m
Bedroom 5	3.62m x 3.24m
Bathroom	2.14m x 2.04m
Garage	14m x 2.04m

First Floor

Bedroom (1)	4.71m x 4.06m
En suite	3.81m x 3.33m
Bedroom (2)	3.64m x 3.40m
Bedroom (3)	3.67m x 3.00m
Bedroom (4)	3.40m x 3.30m
Bathroom 2	2.93m x 2.26m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Steven Irvine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.