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Player Green, Livingston, EH54 8RN

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Impeccably designed, this four-bedroom detached home in the highly desirable Deer Park development combines stylish interiors, high-quality finishes, and generous living space, perfectly suited for modern family life.

The ground floor is thoughtfully designed for day-to-day family life and entertaining, featuring a bright living room that opens into a versatile dining room leading in turn to the rear garden. A spacious and sleek breakfasting kitchen, utility room, and guest WC complete this level. Upstairs, the principal double bedroom boasts a well-appointed en-suite shower room, accompanied by three further double bedrooms and a luxurious family bathroom.

Externally, the property features front and rear gardens, a driveway, and a garage. Conveniently located close to local schools, amenities, and Deer Park Golf and Country Club, this home offers the ideal setting.

What's special about this house

- Immaculate four-bedroom detached family home in a sought-after Deer Park setting. Characterised by a generous layout, high-quality fixtures and finishes and an appealing interior design, it epitomises the best in modern living.
- Bright living room adorned with carpeting and a serene colour palette. Spacious and exuding a warm ambience, as well as leading to the adjoining dining room, it is the perfect place to relax.
- Versatile dining room adjoining both the living room and breakfasting kitchen. Opening to the rear garden, it offers a perfect place for day-to-day dining and hosting family gatherings.
- Sleek and generously proportioned breakfasting kitchen overlooking the rear garden. White wall and floor cabinetry are complemented by illuminated wood-effect worktops and a vibrant acrylic splashback. Integrated appliances include a gas hob and oven. A utility provides additional storage and external access.
- Appealing principal double bedroom with a tasteful interior design and well-appointed en-suite shower room featuring a jet shower, WC, washbasin, and chrome towel radiator.
- Neat lawn to the front flanking the driveway. Enclosed rear garden with a lawn and paving.



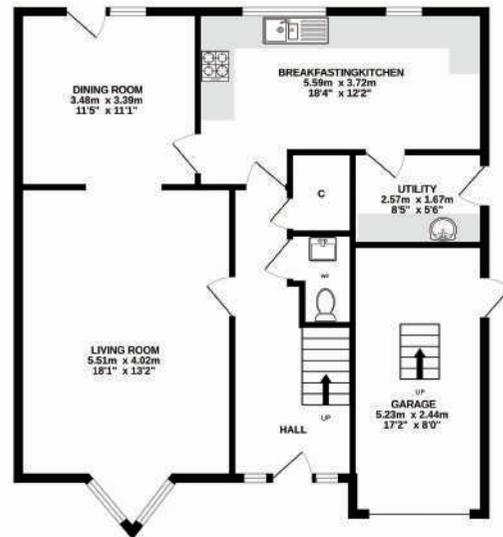
Location and Amenities

- Catchment for Carmondean Primary School and Deans Community High School.
- Within walking distance of 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
- 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, an ASDA supermarket, 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 is a 5-minute drive
- Edinburgh International Airport is just 11 miles away
- Dechmont Law and Woods is within walking distance, and West Lothian's three country parks are all a short drive away.

Extras

All floor coverings, light fittings, blinds, curtains, oven hob, dishwasher, washing machine, tumble dryer, fridge/freezer, and arbour included

Home Report valuation	£350,000
Internal floor area	131m ²
School catchment	Carmondean Primary School Deans Community High
Council Tax Band	F
EPC Rating	C
Train station	Livingston North



Dimensions

Ground Floor

Living Room	4.02 x 5.51m
Dining Room	3.48 x 3.39m
Kitchen	5.59 x 3.72m
Utility Room	2.57 x 1.67m
WC	1.15 x 2.00m
Garage	2.44 x 5.23m

First Floor

Master Bedroom	2.89 x 4.31m
Ensuite	1.49 x 1.49m
Bedroom 2	2.49 x 3.87m
Bedroom 3	2.91 x 2.71m
Bedroom 4	2.87 x 2.61m
Bathroom	2.40 x 1.44m

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



Kirsty Black
Property Manager