



RE/MAX PROPERTY



**65 Jones Green, Deer Park, Livingston,
West Lothian, EH54 8QD**



- **Detached Family Villa**
- **Corner Plot in A Sought-After Location**
 - **Good Sized Lounge**
 - **Modern Dining Kitchen**
 - **3 Excellent Bedrooms**
 - **Stylish Family Bathroom**
- **Well Tended, Generous Gardens**
 - **New Monobloc Driveway**

**** WONDERFUL 3 BED DETACHED VILLA ****
**** SOUGHT AFTER LOCATION ****

Carol Lawton and RE/MAX Property are delighted to offer this well presented 3 bedroom detached villa to the open market. Situated within a highly sought after location on a corner plot, this lovely property would make an ideal family home. Comprising: Entrance hall, good sized lounge, modern dining kitchen, 3 excellent bedrooms, stylish family bathroom, generous gardens to the front, side and rear, new monobloc driveway, GCH & DG. The property is a credit to the current owners.

Jones Green is situated within the popular and highly sought after residential area of Deer Park, which is within walking distance of all necessary amenities, main line train station and road links. The town of Livingston offers a selection of amenities with Nursery, Primary and Secondary Schooling, supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town provides a wealth and variety of retail therapy housed within the new Livingston Centre and designer outlet arcade. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. A mainline railway to Edinburgh and Glasgow and bus station also serves the town.

****Some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.****

The home report can be downloaded from our website.

Freehold
Council Tax Band D
Factor Fees - None

Front

There is a new monobloc driveway for off road parking The front has a lawn and paved areas. Access to the side and rear garden via gate.

Entrance Hall

5' 4" x 3' 10" (1.630m x 1.165m)

Enter via a ½ glazed UPVC door with a glass pane to the side into the welcoming hallway that then provides access to the lounge and stairs to the upper level. Central light fitting, carpet flooring and a radiator.

Lounge

14' 1" x 11' 11" (4.296m x 3.621m)

Lovely, spacious room that has a bay window to the front of the property. Central light fitting, carpet flooring, feature electric fire with surround and a radiator. Access to the dining kitchen.

Dining Kitchen

15' 0" x 9' 5" (4.570m x 2.877m)

Modern room with 2 windows and a ½ glazed UPVC door to the rear of the property. Comprising of base and wall units with complimentary work tops with a tiled splash back and a composite sink with a chrome mixer tap. Integrated ceramic hob, electric oven, extractor fan, fridge/freezer and washing machine. Spotlights and ceiling light, laminate flooring, walk-in storage cupboard and a radiator. The dining area has space for a table and chairs.

Upper Landing

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

Bedroom 1

13' 5" x 8' 2" (4.101m x 2.497m)

Light and airy room with 2 windows to the front of the property. Central light fitting, carpet flooring, double built-in wardrobes and a radiator.

Bedroom 2

8' 11" x 8' 4" (2.720m x 2.540m)

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

Bedroom 3

9' 0" x 6' 6" (2.731m x 1.973m)

Another great room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator.

Bathroom

6' 2" x 5' 11" (1.878m x 1.812m)

Stylish room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap and a P shaped bath with a chrome mixer tap and an overhead electric shower with a glass screen. Spotlights, fully tiled walls, laminate flooring and a heated towel radiator.

Garden

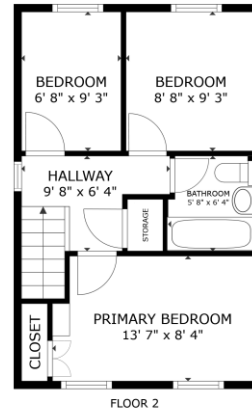
Well maintained, private and enclosed, generous rear and side gardens is mainly laid to lawn with mature hedges, trees and shrubs. The garden shed will be left as a gift. A fantastic space to sit and relax.



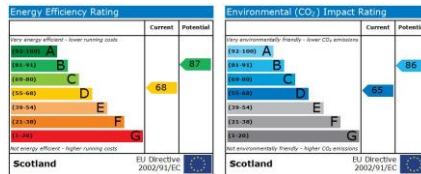




GROSS INTERNAL AREA
FLOOR 1 385 sq.ft. FLOOR 2 385 sq.ft.
TOTAL: 771 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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