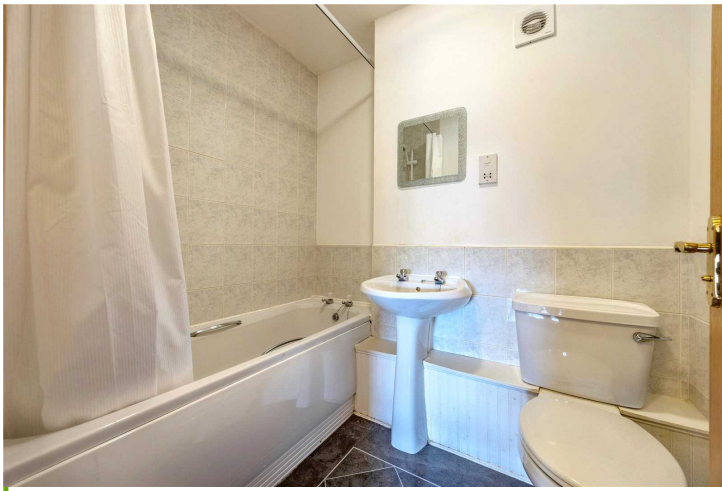
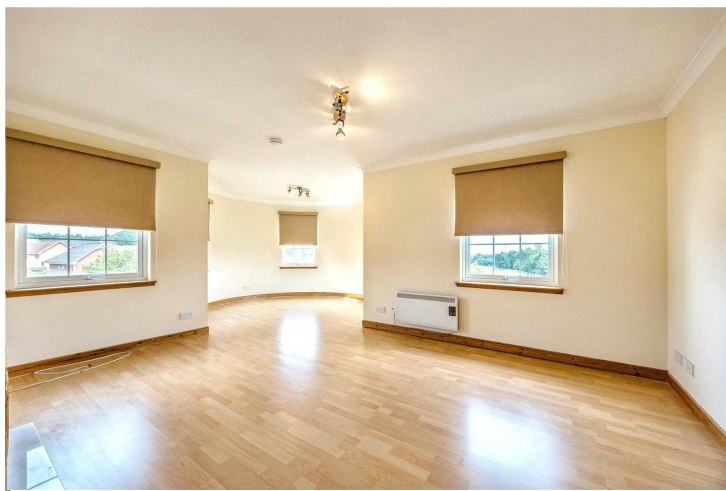




Taylor Green, Livingston, West
Lothian, EH54

Offers Over: £198,000

Tenure: Freehold



your-move.co.uk

Taylor Green, Livingston, West Lothian, EH54
Offers Over: £198,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: D

Our View: A beautifully positioned top floor three-bedroom apartment enjoying an enviable outlook over the prestigious Deer Park Golf Course, with approximately 900 sq ft of well-proportioned accommodation.

Location

The setting at Taylor Green is one of the property's standout features, with the home enjoying a peaceful outlook towards Deer Park Golf Course. The wider Deer Park development is an established and highly regarded residential setting, combining a tranquil environment with excellent access to Livingston's amenities.

For those who enjoy an active lifestyle, Deer Park Golf & Country Club is close by, offering an 18-hole golf course together with leisure and dining facilities. Livingston also provides an extensive range of shopping, restaurants and recreational amenities, while excellent road and rail connections make the area particularly attractive to commuters.

Description

Occupying a desirable top floor position within the sought-after Taylor Green development, this impressive three-bedroom flat offers an excellent blend of space, privacy and lifestyle appeal. The property enjoys an attractive setting within the popular Deer Park area of Livingston, with the golf course providing a particularly pleasant backdrop and an open, green outlook. Internally, the accommodation extends to approximately 84 sq m / 900 sq ft and has been thoughtfully arranged to provide generous everyday living space. The spacious lounge/diner features an attractive curved bay area, creating a distinctive and characterful reception space, while the separate dining kitchen provides an excellent setting for both everyday meals and entertaining. Three well-proportioned bedrooms provide flexibility for families, couples, guests or home working, with the principal bedroom benefiting

from its own en-suite shower room. A further family bathroom and useful entrance hallway complete the accommodation. This is a particularly appealing home for buyers seeking a spacious three-bedroom property in a peaceful and established setting, while still being conveniently placed for Livingston's extensive range of shopping, leisure and transport facilities.

Front External

Pull into your allocated parking space and enter through the main security door and up the stairs to our home.

Lounge/Diner

A superbly proportioned reception room measuring approximately 4.84m x 3.61m (15'11" x 11'10"). The lounge/diner is flooded with natural light and benefits from a distinctive curved bay area which creates an unusual and attractive feature. There is ample space for substantial lounge furniture together with a dining table and chairs, making this an ideal room for both relaxing and entertaining. The outlook towards Deer Park Golf Course adds to the appeal of this impressive living space.

Dining Kitchen

The separate dining kitchen measures approximately 2.96m x 3.46m (9'9" x 11'4") and provides a practical arrangement of fitted wall and floor units with contrasting work surfaces and integrated cooking facilities. There is excellent scope for a dining table and chairs, making this a sociable kitchen space suitable for everyday family life. The room benefits from natural light and the overall layout provides a good balance of storage, preparation and dining space.

Bathroom

The main bathroom measures approximately 1.45m x 2.10m (4'9" x 6'11") and is conveniently positioned for the secondary bedrooms and living accommodation. The room is fitted with a modern white suite

comprising bath, WC and wash hand basin, providing a practical and attractive family bathroom.

Bedroom 1

The principal bedroom measures approximately 2.95m x 3.17m (9'8" x 10'5") and offers comfortable proportions for a double bedroom. There is ample room for a good range of bedroom furniture, while the room also benefits from direct access to the private en-suite shower room. A pleasant and peaceful retreat within the property.

En Suite

The en-suite measures approximately 2.84m x 1.12m (9'4" x 3'8") and is fitted with a WC and shower facilities. Its position directly off the principal bedroom provides a valuable degree of privacy and convenience.

Bedroom 2

A well-proportioned second bedroom



For full EPC please contact the branch.

measuring approximately 2.78m x 2.77m (9'1" x 9'1"). The room provides excellent flexibility as a comfortable double bedroom, guest room or home office, with sufficient space for bedroom furniture and storage.

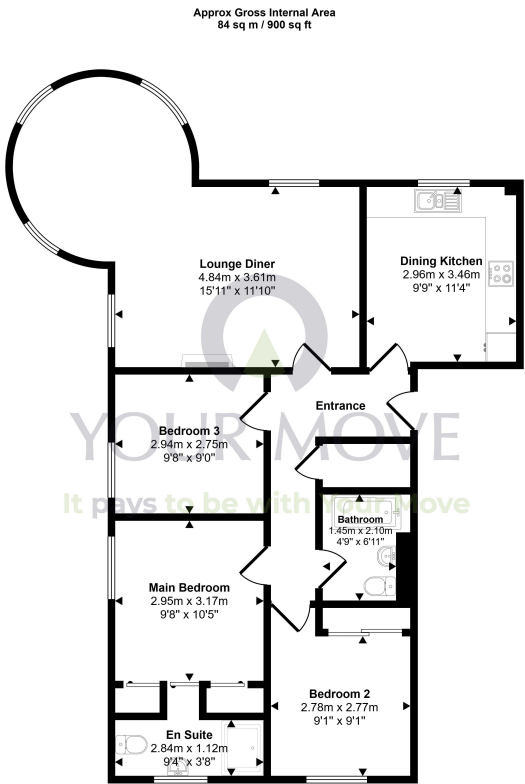
Bedroom 3

Bedroom three measures approximately 2.94m x 2.75m (9'8" x 9'0") and is another versatile room which would comfortably accommodate bedroom furniture. It could equally provide an excellent home office, nursery, dressing room or guest bedroom depending on the purchaser's requirements.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.