

34a WOODLANDS PARK, LIVINGSTON, WEST LOTHIAN EH54 8AT



NEW BUILD! - Sneddon Morrison Estate Agents are delighted to offer this individually designed and impressively proportioned five bedroom detached villa, set within a sought after location, to the open market. The property benefits from spacious and comfortable bedrooms, contemporary kitchen and bathroom fittings, generous gardens, garage and driveway. Comprising:

- Entrance Hallway, Lounge, Dining Room, Dining Kitchen, Utility Room, WC, Master Bedroom (En-Suite), 4 Further Bedrooms, Jack and Jill Shower room, Bathroom, Garage & Driveway and Gardens to front & rear



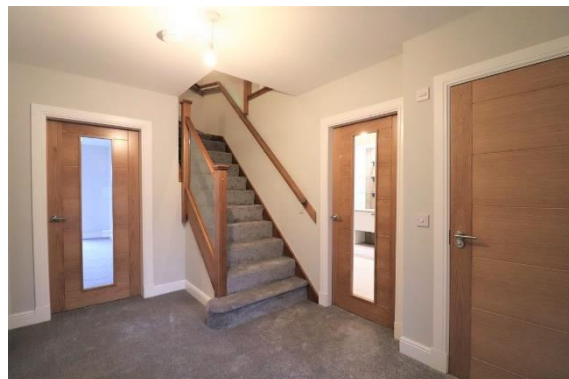
This modern five bedroom detached villa lies in a quiet location within the popular Deans area of Livingston. Benefiting from fantastic views of Dechmont Hill, this property must be viewed to appreciate what is on offer.

The property has high quality finishes throughout and flows seamlessly from the minute you enter the hallway. The contemporary Pronorm kitchen has ample base and wall-units with Silestone worktops, a Blanco sink with mixer tap, modern lighting and a full range of quality-integrated appliances. From the kitchen, access can be gained to the utility room, which in turn provides access to the integral garage.

The bright and spacious lounge benefits from French doors with matching side panels overlooking the generous sized rear garden. Access is also gained to the dining room via French doors.

All five bedrooms have carpet to the floor and ample space for freestanding furniture, while the master bedroom benefits from a triple built-in wardrobe. A walk-in wardrobe can be found located in bedroom two, which provides adequate hanging and shelving space

All bathrooms within the property are finished to a high standard. The family bathroom has a fitted three-piece white suite, while the contemporary en-suite and Jack and Jill shower room have a range of quality fittings with enclosed shower units. All rooms are partially tiled with quality tiled flooring and spotlights to the ceiling.



The front garden is of low maintenance and consists of a tarmac driveway, which provides ample off-street parking and access to the integral garage. The enclosed south facing rear garden is mostly laid to lawn with a paved patio area offering a great place to relax and enjoy the sunshine or entertain family and friends.

The property is fully double-glazed and has gas central heating.

With flexible living accommodation and the potential to be further extended (subject to the relevant planning permission), this is a lovely home in a highly sought after location.

EXTRAS – No extras included.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

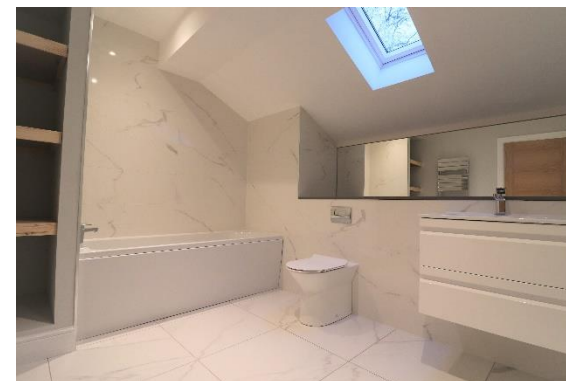
VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

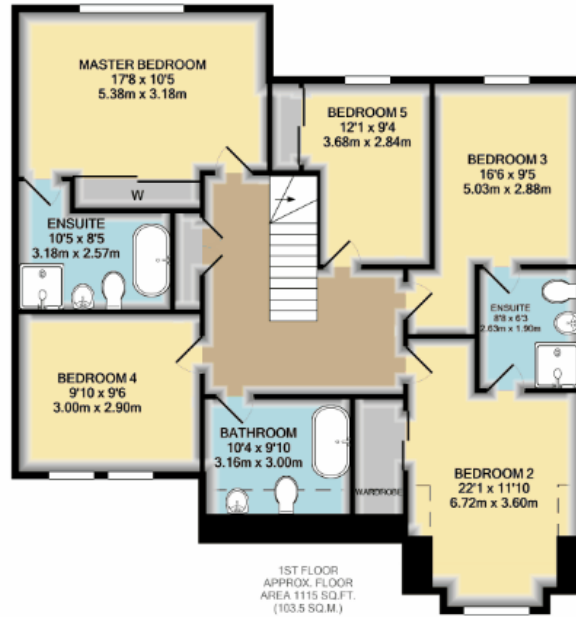
OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

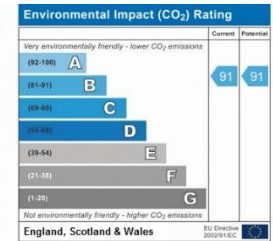
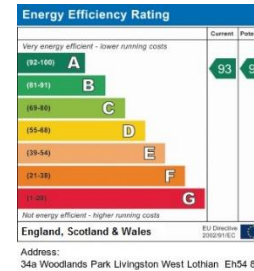
OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.





TOTAL APPROX. FLOOR AREA 2328 SQ. FT. (216.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All Enquiries to:

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Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106