



38 Braid Green

Livingston, EH54 8PN

Offers over £225,000



Located within a peaceful cul-de-sac position in Livingston, this seldom available 2 bedroom detached bungalow offers a wonderful option for buyers looking to downsize for single level living. Braid Green lies within a sought after area of the town, perfect for access to nearby transport links and a host of amenities and schooling options for buyers with children. Commuters will enjoy the close proximity to the M8 motorway and Livingston North train station, offering swift and convenient travel in and around the central belt. Livingston's wide array of shopping and food outlets are all within short driving distance whilst the town boasts an impressive 21 parks and 400km of off-road cycleway including part of the National Route 75 linking Edinburgh and Glasgow.



Description

The property itself is perfectly suited to a couple looking to rightsize their living arrangements, with the bungalow style proving especially popular with buyers of all ages. Two bedrooms offer versatility with the smaller 2nd room currently utilised for dining and the larger main bedroom featuring fitted wardrobes for everyday storage. Further storage potential can be found in the hallway, with a partly floored attic handily accessible via telescopic ladder. The living room provides a comfortable main space to relax and unwind, whilst the addition of a conservatory at the rear offers a further living space to enjoy year round. The contemporary fitted kitchen features a range of wall and base storage cabinets to meet everyday needs. The bathroom comprises a 3 piece suite with electric shower above the bath, with an accessible bathtub ideal for those with mobility difficulties. Gas central heating and double glazing provide further practical comfort, with the combi boiler maintained under service agreement. Externally the property features a driveway for a handful of cars to park off-street, with a detached garage allowing additional parking or storage potential. The low maintenance garden grounds provide space to relax and enjoy the weather, with the south-west facing aspect perfect for enjoying the best of the summer sunshine.

Location

Deerpark is conveniently situated close to both Livingston North Station and the M8 motorway and thus offers easy transport to Edinburgh, Glasgow and beyond. There is a wide array of amenities on offer within the wider area including excellent leisure and recreational facilities and schooling for all ages. Extensive shopping facilities can be found within The Centre and outlying retail parks, which provide high street and designer stores along with restaurants, bars, banking facilities and a choice of supermarket shopping.

Living Room 13'6" x 11'11" (4.14m x 3.65m)

Kitchen 9'11" x 8'2" (3.03m x 2.51m)

Conservatory 12'0" x 7'8" (3.66m x 2.35m)

Bedroom 1 12'1" x 11'11" (3.69m x 3.65m)

Bedroom 2 9'11" x 8'10" (3.03m x 2.70m)

Bathroom 6'11" x 6'6" (2.13m x 2.00m)

Key Info

Home Report Valuation: £230,000

Total Floor Area: 60m² (650 ft²)

What3words: ///homes.goats.school

Parking: Driveway & Garage

Heating System: Gas

Council Tax: C - £2026.59 per year

EPC: C

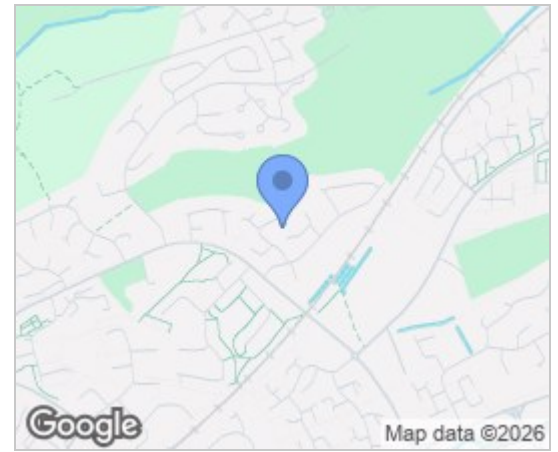
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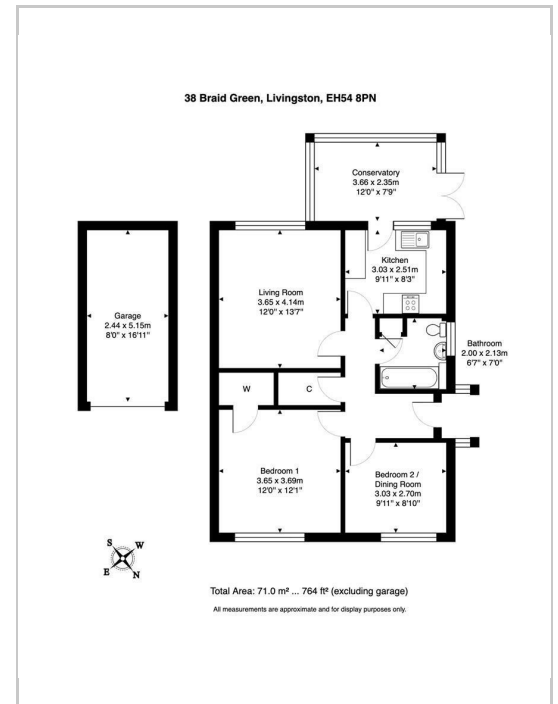
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Area Map



Floor Plans



Energy Efficiency Graph

