

8 Middlewood Park

LIVINGSTON, WEST LOTHIAN, EH54 8AZ



*BRIGHT AND SPACIOUS FIVE BEDROOM
DETACHED FAMILY HOME IN LIVINGSTON*



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McEwan Fraser Legal is delighted to present this spacious five-bedroom detached house in excellent condition. The property is situated in Livingston and is a short distance from local amenities and a train station connecting with ease to Scotland's capital city of Edinburgh and also over to the bustling city of Glasgow.

The property is in walk-in condition having been well looked after by the current owners. Inside, the property comprises of a spacious living area, which can be accessed from the main hallway and also from the dining room, is large and benefits from a log burning stove. This room is very bright with windows facing onto the front garden and light flooding through from the large doors into the kitchen/dining room. The open plan kitchen is large and accommodating with a south-facing aspect and it is very well equipped for an aspiring chef; benefiting from Granite work surfaces, free-standing Range-master cooker with a double oven and grill and further benefits from free-standing appliances. The kitchen also has a breakfast bar and large dining table whilst also providing access to the landscaped rear garden.



the lounge







kitchen/diner









bedroom 5





The home has four spacious double bedrooms upstairs and one double bedroom on the ground floor which is currently used as an office/study. The master bedroom benefits from integrated storage and also a modern en suite shower room.

The house benefits from three bathrooms. The main family bathroom is a large four piece suite situated on the first floor as well as the three-piece en suite shower room, accessed from the master bedroom and finally there is a downstairs shower room which also provides a WC on the ground floor. This means that bedroom five is a perfect guest bedroom.

In addition to this, the property includes a large private front and rear garden, spacious patio area perfect for entertaining, garage with front and back access, ample driveway parking, a second office/study situated upstairs suitable for working from home, utility room with plentiful storage, a generous conservatory and the property benefits from ready installed solar panels. This is a rare opportunity to acquire a central detached house in a fantastic location.

bedroom 1







bedroom 2





bedroom 3





bedroom 4

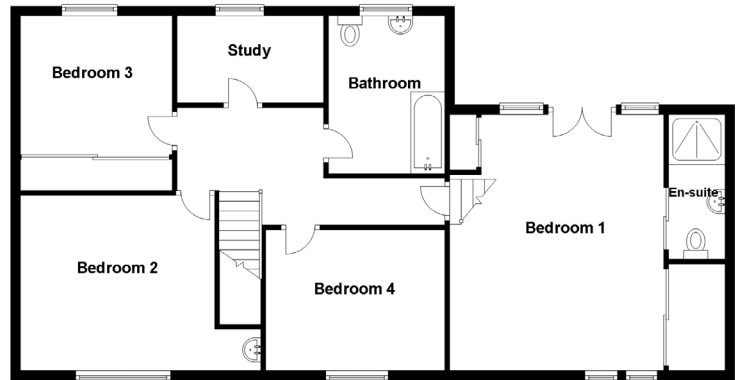
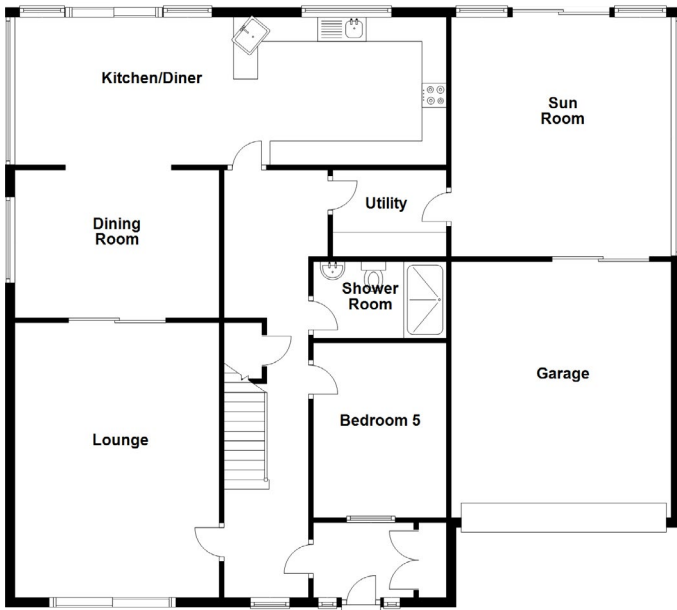






the study





Approximate Dimensions (Taken from the widest point)

Lounge	5.66m (18'7") x 4.21m (13'10")	En-suite	2.98m (9'9") x 1.16m (3'10")
Dining Room	4.21m (13'10") x 3.05m (10')	Bedroom 2	4.95m (16'3") x 3.61m (11'10")
Kitchen/Diner	8.88m (29'2") x 3.05m (10')	Bedroom 3	3.13m (10'3") x 2.85m (9'4")
Sun Room	4.79m (15'9") x 4.53m (14'10")	Bedroom 4	3.69m (12'1") x 2.90m (9'6")
Utility	2.34m (7'8") x 1.78m (5'10")	Study	3.02m (9'11") x 1.79m (5'10")
Shower Room	2.74m (9') x 1.58m (5'2")	Bathroom	3.24m (10'8") x 2.40m (7'10")
Bedroom 5	3.60m (11'10") x 2.78m (9'1")		
Garage	5.15m (16'11") x 4.53m (14'10")	Gross internal floor area (m ²): 218m ²	
Bedroom 1	5.27m (17'4") x 4.41m (14'6")	EPC Rating: C	

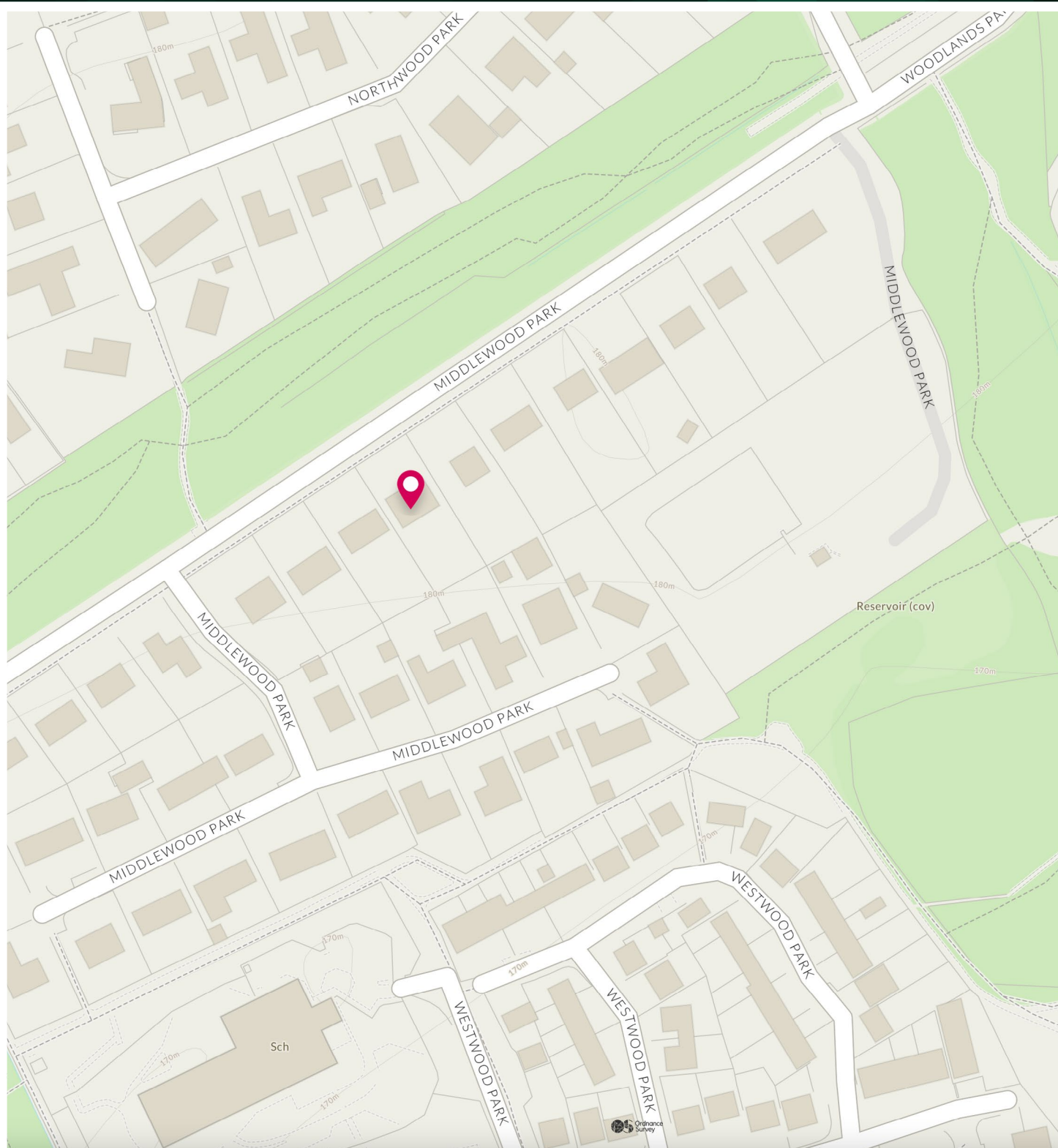




Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy. Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling, the Forth Bridge and all points north. Livingston North Railway Station is a comfortable walk from the property. The trip from there offers a direct link into Waverley Station, the very heart of Edinburgh which takes only a matter of twenty minutes.

The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course. Nearby, for those who prefer wide-open spaces, the Almond Valley, following the course of the River Almond, provides pleasant country-like walks as well as a trim course and riverside gardens.

The Location



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THE SUNDAY TIMES
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Text and description
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