



*FOUR BEDROOM END-TERRACED HOUSE,  
EXCELLENT INVESTMENT OPPORTUNITY*



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McEwan Fraser Legal is delighted to present this four-bedroom end-terraced house to the market. Internally, the property requires a degree of upgrading making this an excellent investment opportunity for a buyer keen to make their own mark on a property.

Internal accommodation is focused on a spacious living room which opens into a large rear conservatory. There is plenty of space for a variety of different furniture arrangements giving a new owner plenty of flexibility to create their ideal entertaining space. The kitchen is adjacent to the living room and comprises a full range of base and wall-mounted units with integrated hob and oven. The ground floor also includes the fourth bedroom and a cloakroom. Climbing the stairs, there are two well-proportioned double bedrooms and a third single bedroom. Accommodation is completed by a modern shower room. Further benefits include gas central heating, double glazing and solar panels.

Externally, there is a fully enclosed rear garden and ample residents parking in the immediate area.

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**The Lounge**





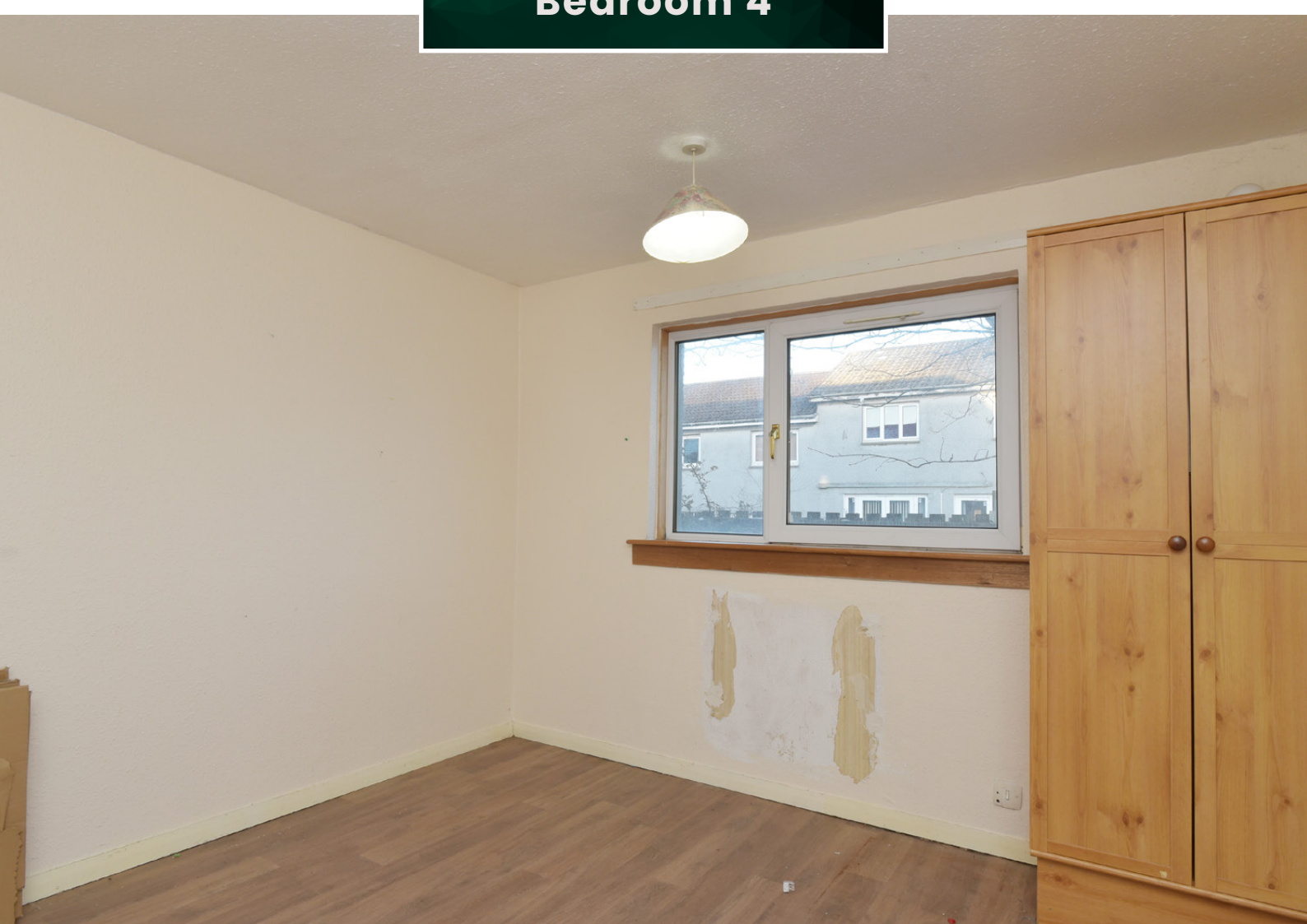


**Conservatory**





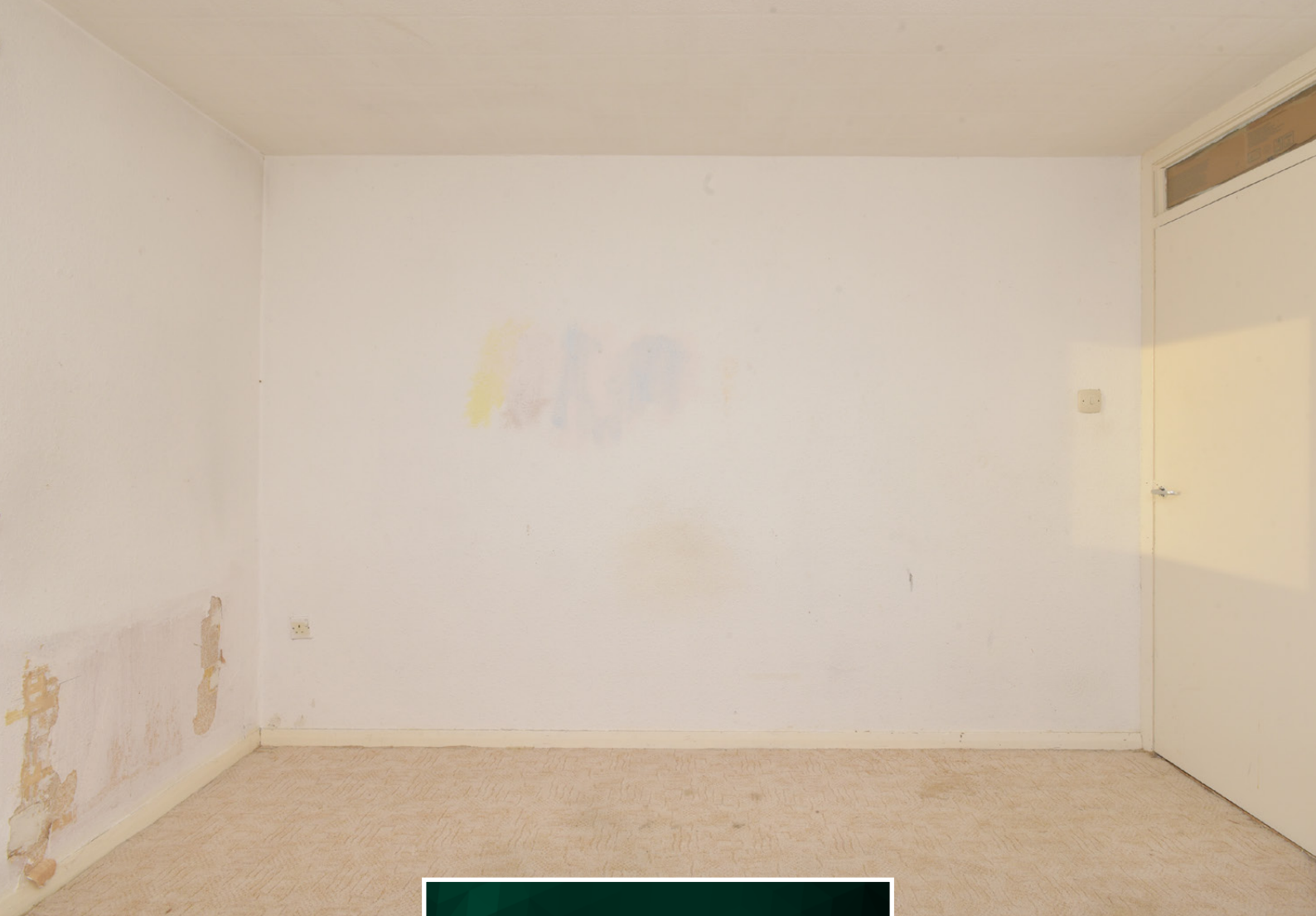
**Bedroom 4**



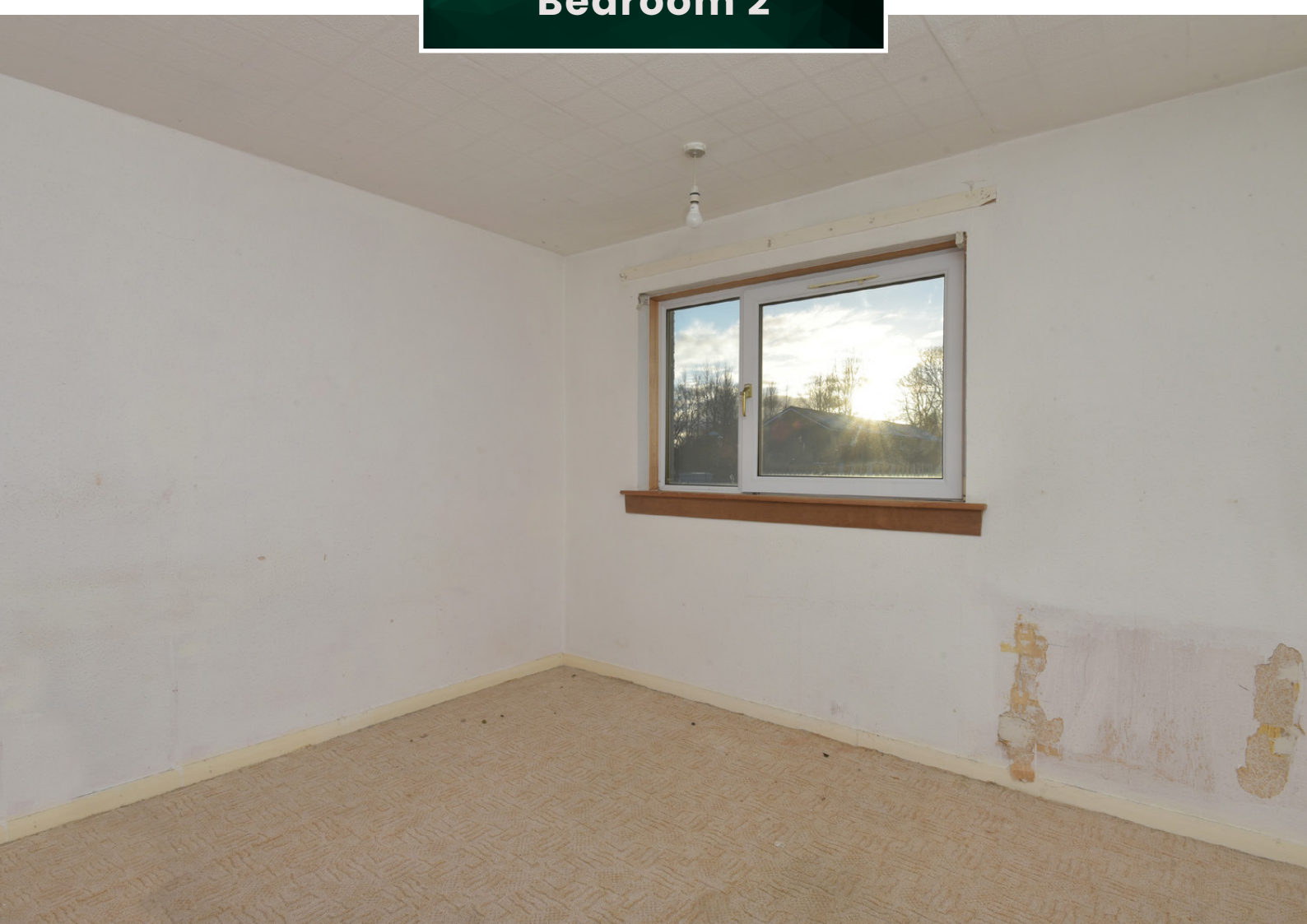


**Bedroom 1**





**Bedroom 2**



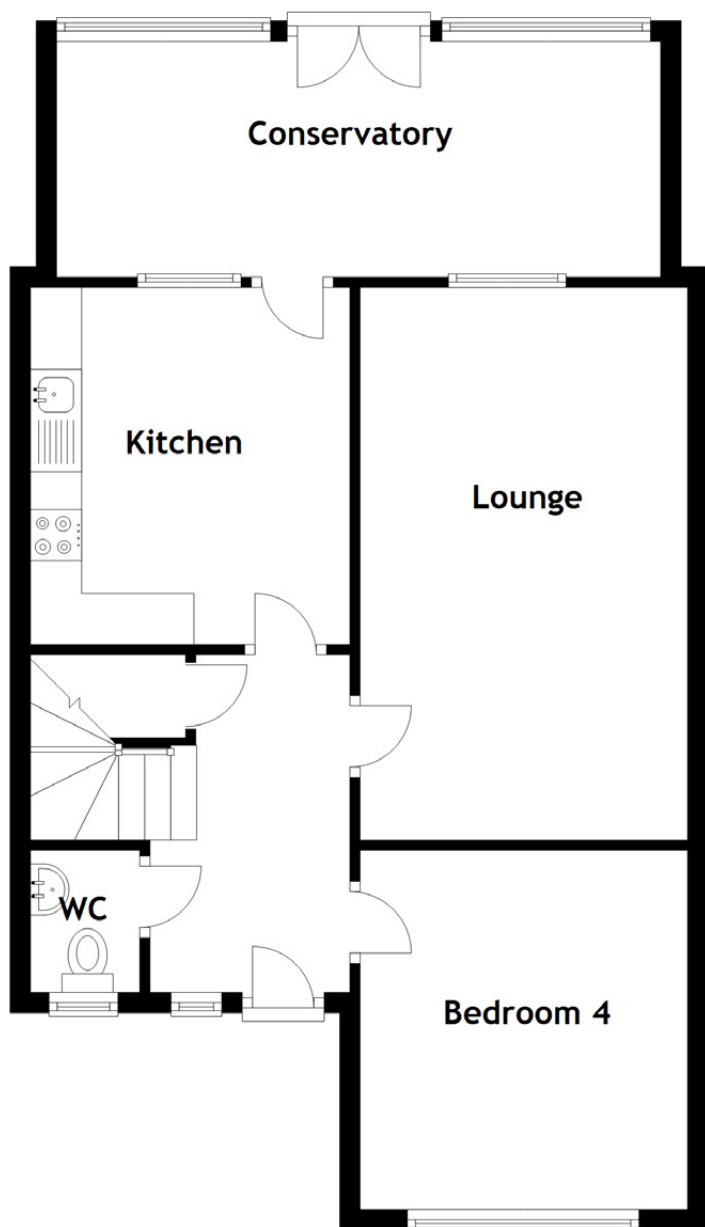




**Bedroom 3**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.40m (17'9") x 3.20m (10'6")
Kitchen	3.49m (11'5") x 3.12m (10'3")
Conservatory	5.90m (19'4") x 2.30m (7'7")
Bedroom 4	3.51m (11'6") x 3.20m (10'6")
WC	1.39m (4'7") x 1.07m (3'6")
Bedroom 1	3.52m (11'7") x 3.20m (10'6")

Bedroom 2	3.52m (11'7") x 3.12m (10'3")
Bedroom 3	3.20m (10'6") x 2.21m (7'3")
Shower Room	2.55m (8'4") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: C





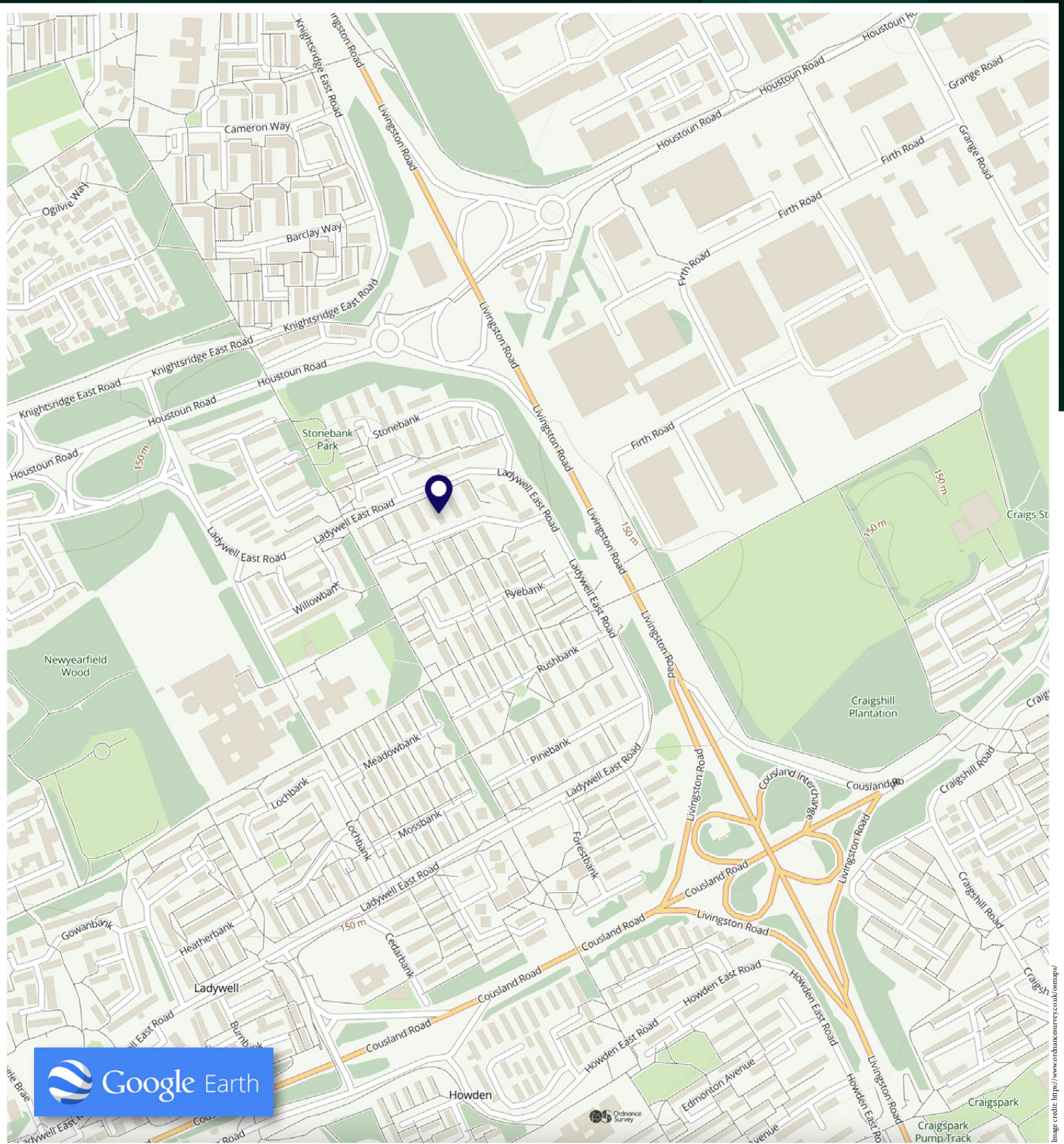
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For those who are entirely unfamiliar with the area, Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by 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 South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. Local shopping could scarcely be more convenient.

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.

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## The Location



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