

7 Ogilvie Way

KNIGHTSRIDGE, LIVINGSTON, WEST LOTHIAN, EH54 8HL



*THREE-BED SEMI IN A QUIET
CUL-DE-SAC*



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Part exchange available! McEwan Fraser is delighted to present this three-bedroom semi-detached house set in a quiet cul-de-sac. The property is offered to the market chain free and needs a degree of internal upgrading making it the perfect starting point for a buyer keen to make their mark on their new home. Features include a spacious living room; a dining kitchen; two double bedrooms; a third single bedroom; a conservatory; gas central heating; double glazing; a driveway; and a garage.

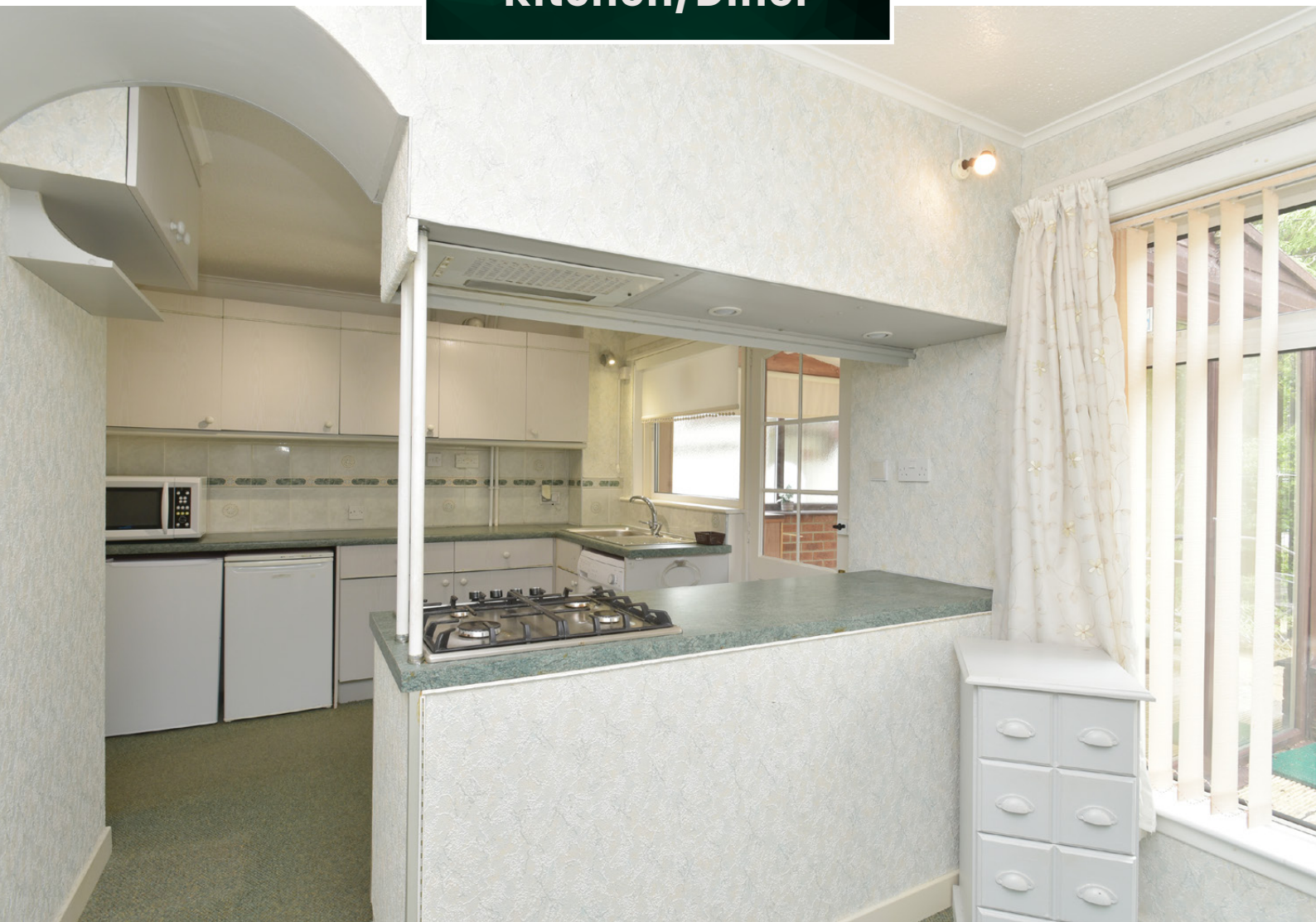
Accommodation is focused on a spacious living room with a full-height picture window that floods the room with natural light. There is plenty of space for a variety of different furniture arrangements that will give you plenty of scope to create your ideal living space. The dining kitchen runs the width of the property and has a full range of based and wall-mounted units a door leading into the conservatory.

Upstairs, the first-floor landing gives access to a wet room-style shower room, all three bedrooms, and a large loft space for additional storage. Bedrooms one and two are well-proportioned doubles that include integrated wardrobes. Bedroom three is a single bedroom and has a built-in bed.





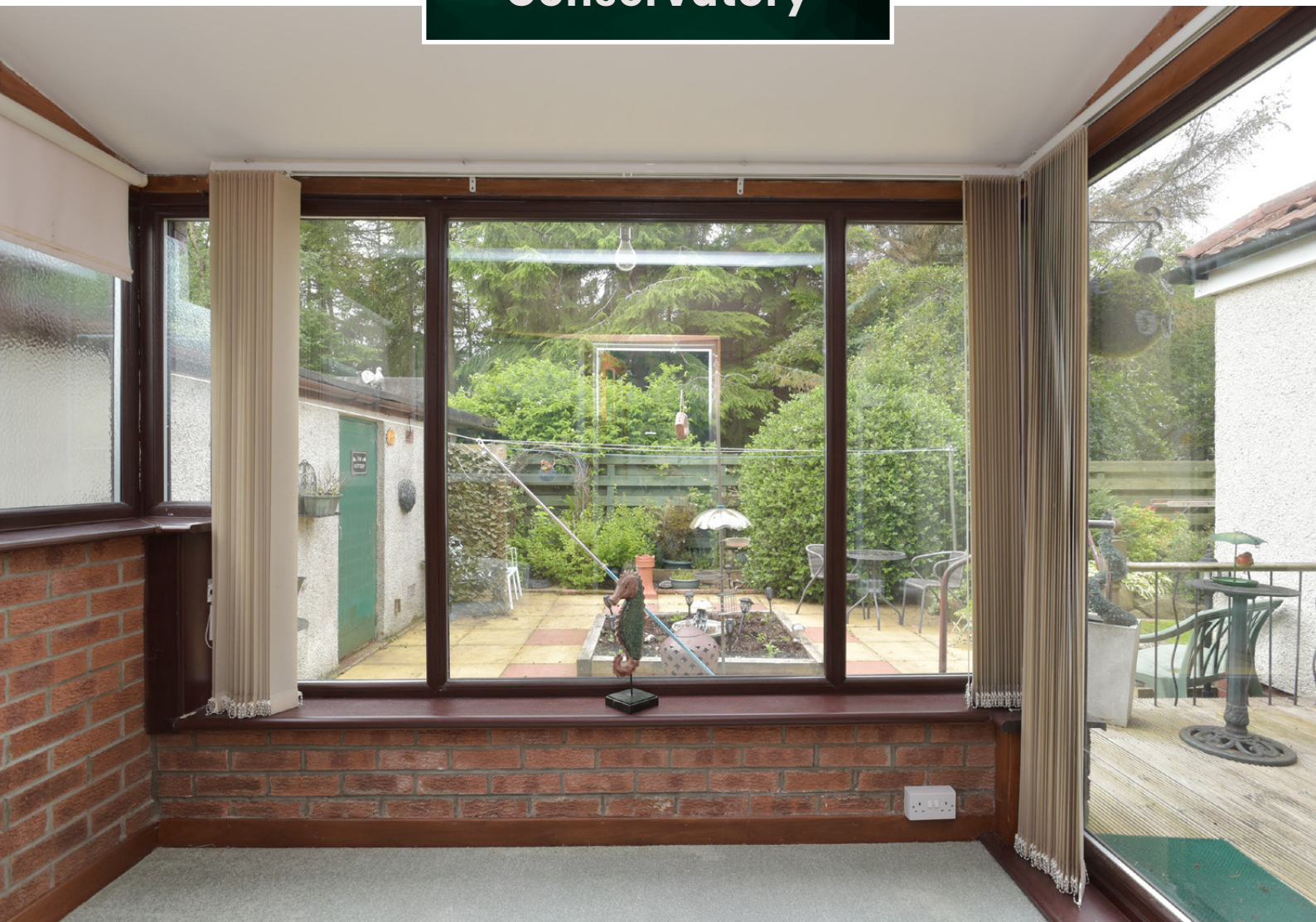
Kitchen/Diner





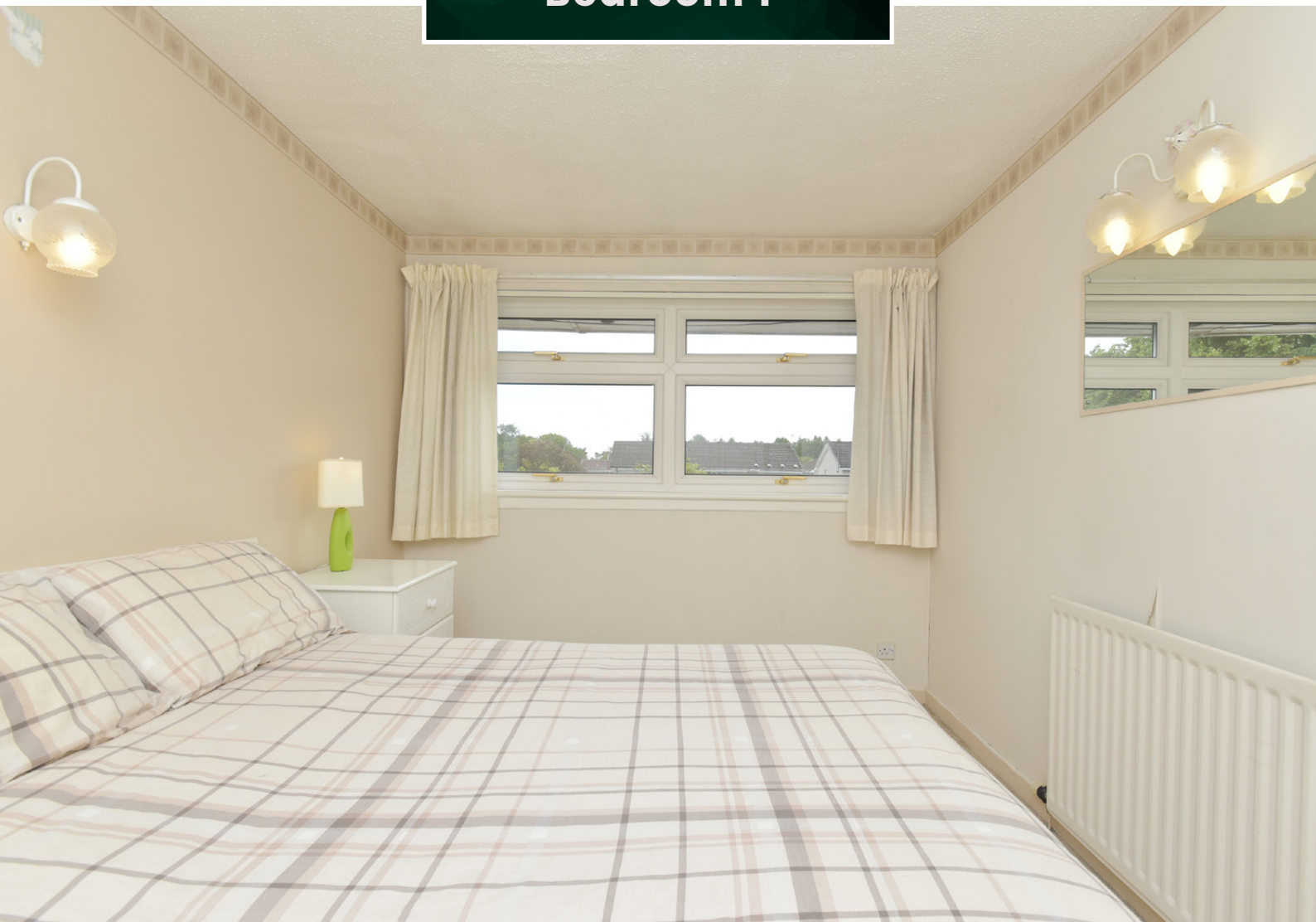


Conservatory





Bedroom 1





Bedroom 2

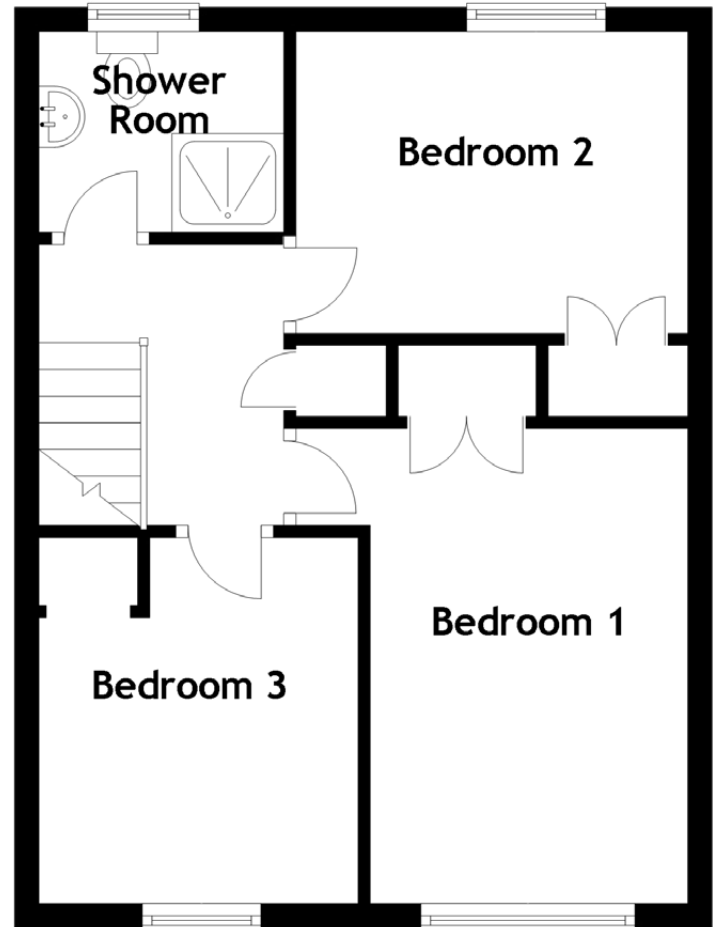
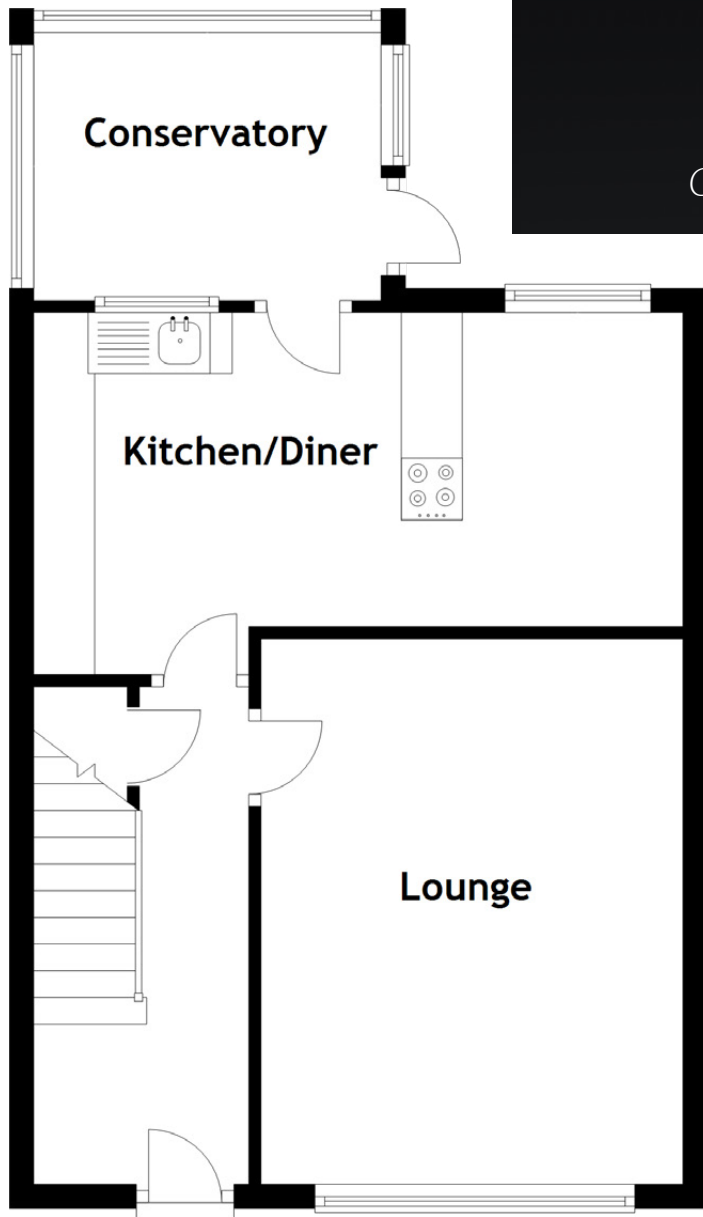
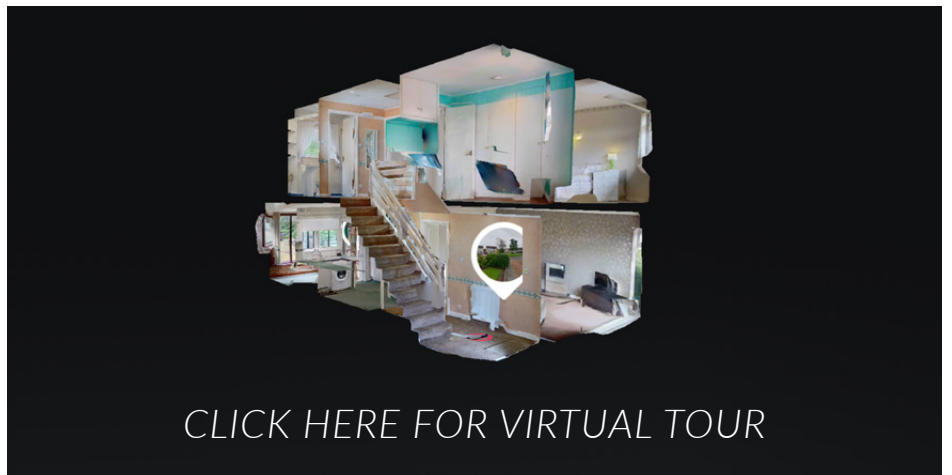




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.47m (14'8") x 3.46m (11'4")
Kitchen/Diner	5.32m (17'6") x 2.97m (9'9")
Conservatory	2.85m (9'4") x 2.20m (7'3")
Bedroom 1	3.89m (12'9") x 3.21m (10'7")
Bedroom 2	3.21m (10'7") x 2.48m (8'1")

Bedroom 3	3.00m (9'10") x 2.62m (8'7")
Shower Room	2.01m (6'7") x 1.65m (5'5")

Gross internal floor area (m²): 76m²

EPC Rating: C



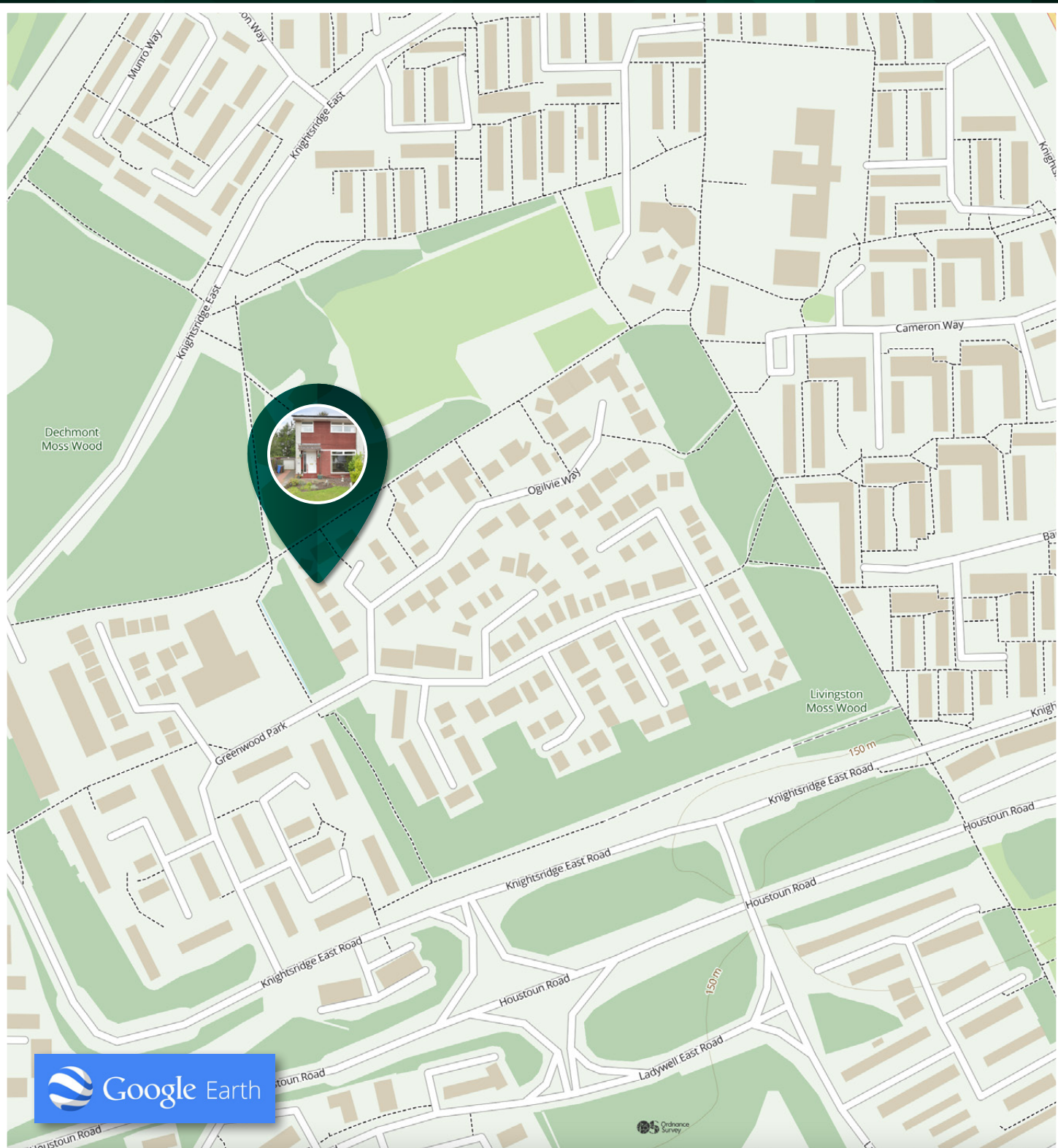
Externally, there is a small mature front garden, a driveway that leads to a single garage, and a low-maintenance rear garden.





Knightsridge, in the heart of Livingston. It is close to local amenities and is well-served by bus services and schools. Nearby Livingston North is a mainline train station with frequent services to Edinburgh and Glasgow. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sports and leisure facilities, banks, building societies, and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

The Location



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