

# 52 Pinebank

LADYWELL, LIVINGSTON, WEST LOTHIAN, EH54 6EX



*MODERN, SPACIOUS,  
& VERSATILE LIVING*



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McEwan Fraser Legal is delighted to present this fantastic opportunity to secure a mid-terraced house nestled in the sought-after Ladywell area of Livingston. Offering an exceptional opportunity, this residence spans over two levels and boasts a welcoming reception hallway with a convenient WC. In the lounge, double doors lead to either a dining room or a space previously utilized as a fourth bedroom, which adds to the versatility of the living space, accommodating your preferences and lifestyle seamlessly.





Completing the ground floor is a kitchen that exudes modernity and brightness, boasting sleek design elements and ample natural light. Equipped with practical floor-mounted units, this inviting space offers functionality but provides access to the rear spacious garden, which features decking for outdoor enjoyment and relaxation.









Upstairs in this charming property, you'll find three spacious double bedrooms, one with built-in wardrobes for convenience. The newly fitted bathroom boasts a stylish walk-in shower, fresh tiles, and modern fixtures, ensuring comfort and sophistication.





**Bedroom 1**





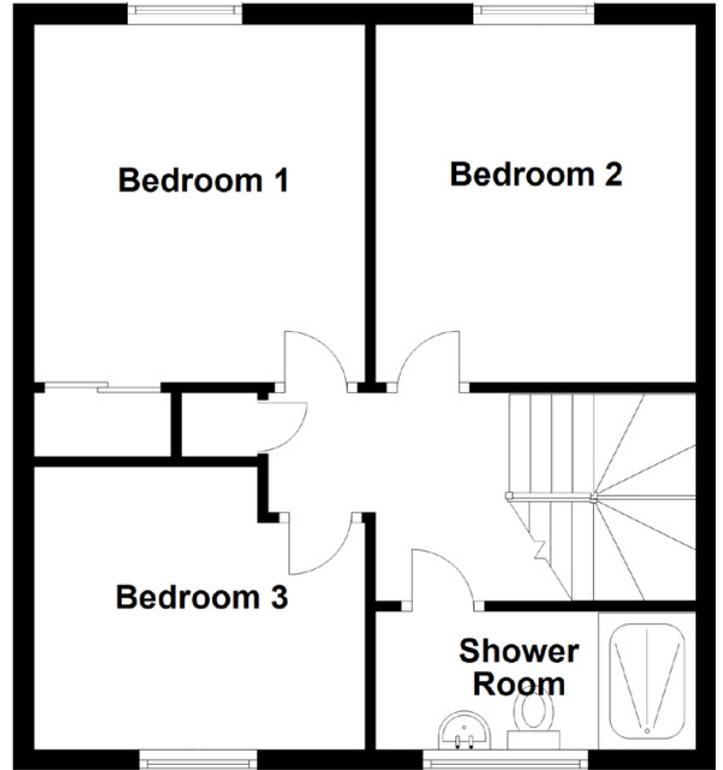
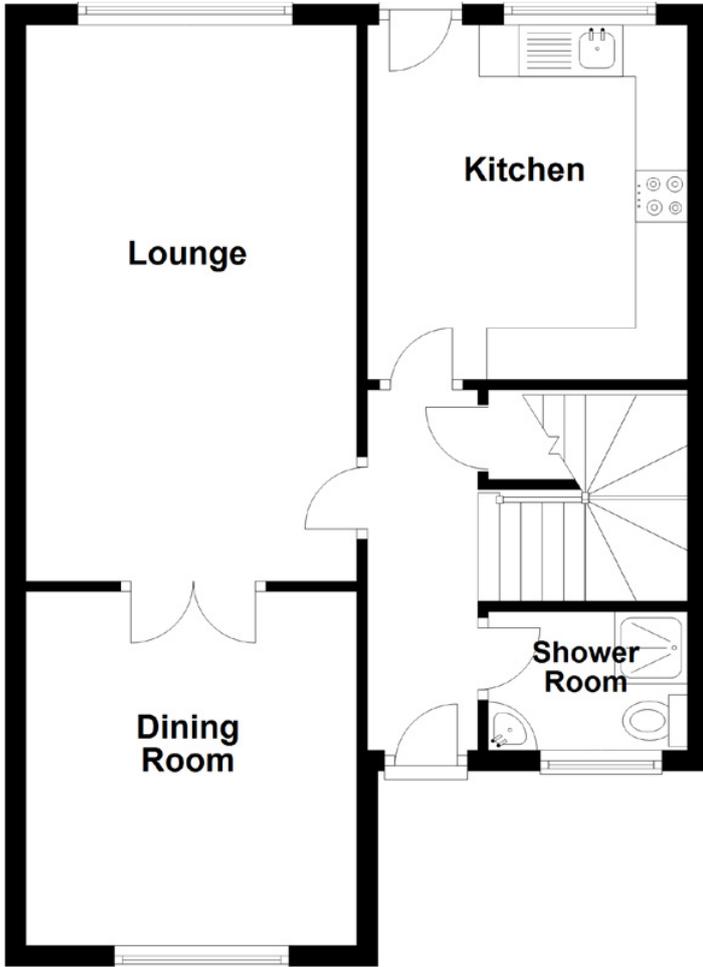
**Bedroom 2**





**Bedroom 3**





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.41m (17'9") x 3.19m (10'6")
Dining Room	3.44m (11'4") x 3.19m (10'6")
Kitchen	3.45m (11'4") x 3.09m (10'1")
Shower Room	1.92m (6'4") x 1.35m (4'5")
Bedroom 1	3.48m (11'5") x 3.19m (10'6")
Bedroom 2	3.48m (11'5") x 3.09m (10'1")

Bedroom 3	3.19m (10'6") x 2.75m (9')
Shower Room	2.65m (8'8") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>

EPC Rating: B

Furthermore, the property is enhanced by double glazing, gas central heating, and both front and private rear gardens. Positioned advantageously, the residence is less than a 10-minute walk from Harrysmuir Primary School and Inveralmond High School, adding to its appeal for families.

Additionally, this property features solar panels, providing sustainable energy solutions and potentially reducing energy costs for the homeowner.

Early viewing is advised for the opportunity to secure this great property within a fantastic location.





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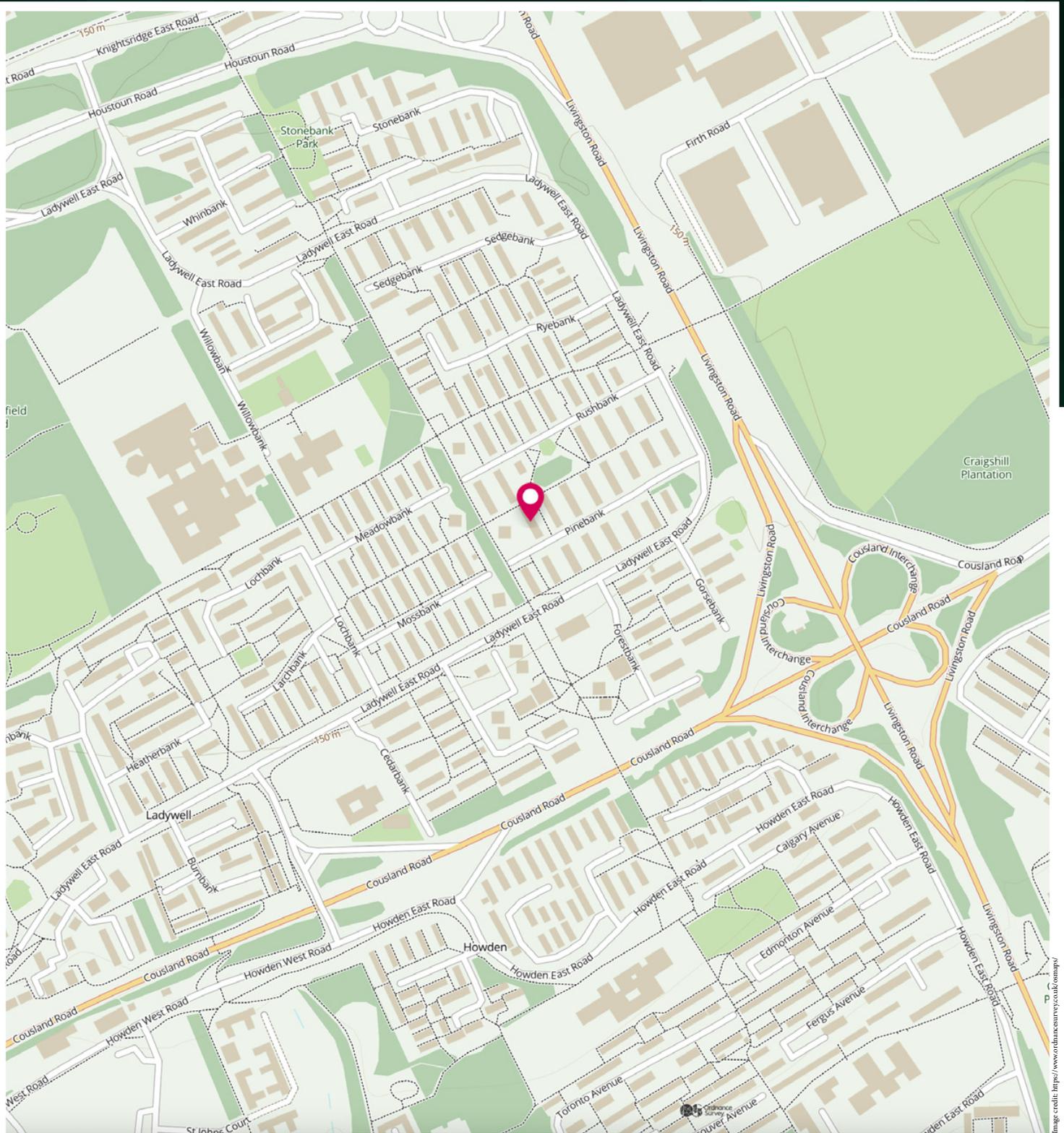
Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy.

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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