





**LOCATION IMAGES:**  
*Deer Park Golf and Country  
 Club, Almondvale Centre &  
 Livingston Designer Outlet.*

The town of Livingston offers a selection of amenities to include nurseries, primary and secondary schools, supermarkets - including ASDA Wallmart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies, and professional services. The town offers

a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer

International Airports. The town is also served by a mainline railway station (Livingston North is approximately 0.5 miles away) and bus station giving access to surrounding areas and beyond. There are also several country parks,

country walks and for the golfing enthusiast, Deer Park Golf and Country Club is just over one and a half miles away.



McEwan Fraser is delighted to present this stunning three bedroom mid terraced villa to the market. The property has been extended and extensively upgraded by the current owners and is presented to the market in fantastic internal condition.

The ground floor accommodation has been substantially improved by

the addition of a large full width rear extension which serves as a stunning main reception room opening onto the rear garden. The room boasts a vaulted ceiling, wood burning stove, plenty of natural light and ample floor space. The original kitchen and dining room have been opened onto this room to give the accommodation a wonderful natural flow. The contemporary kitchen

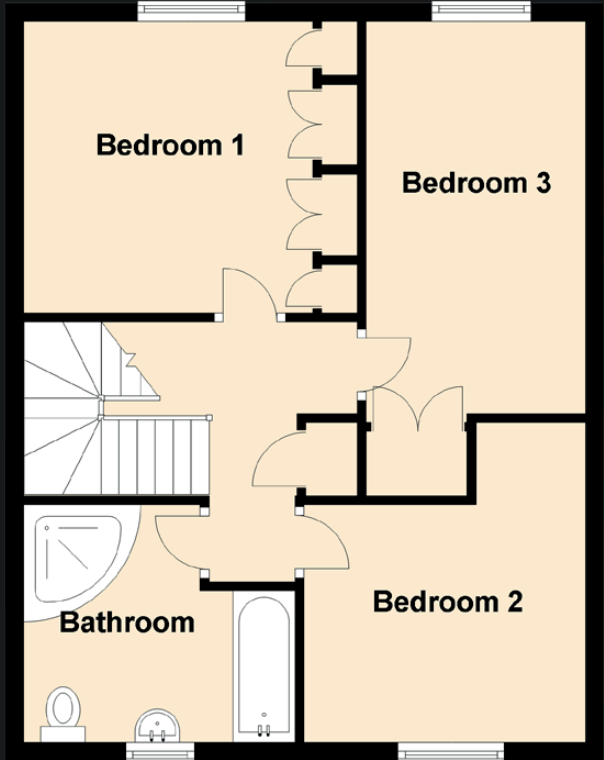
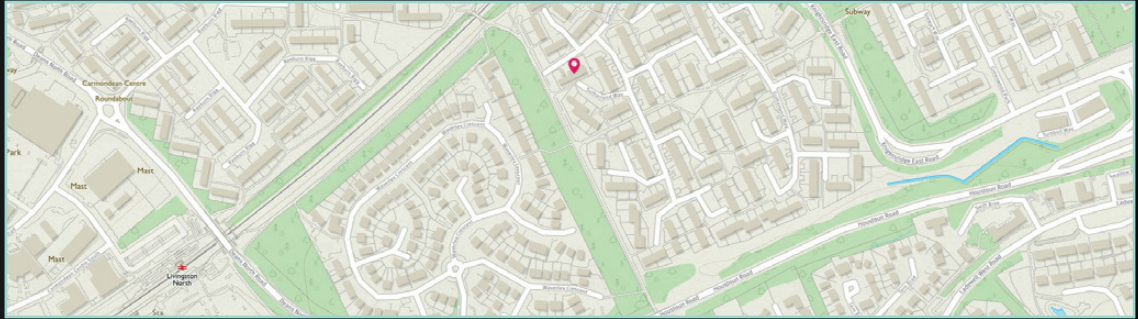
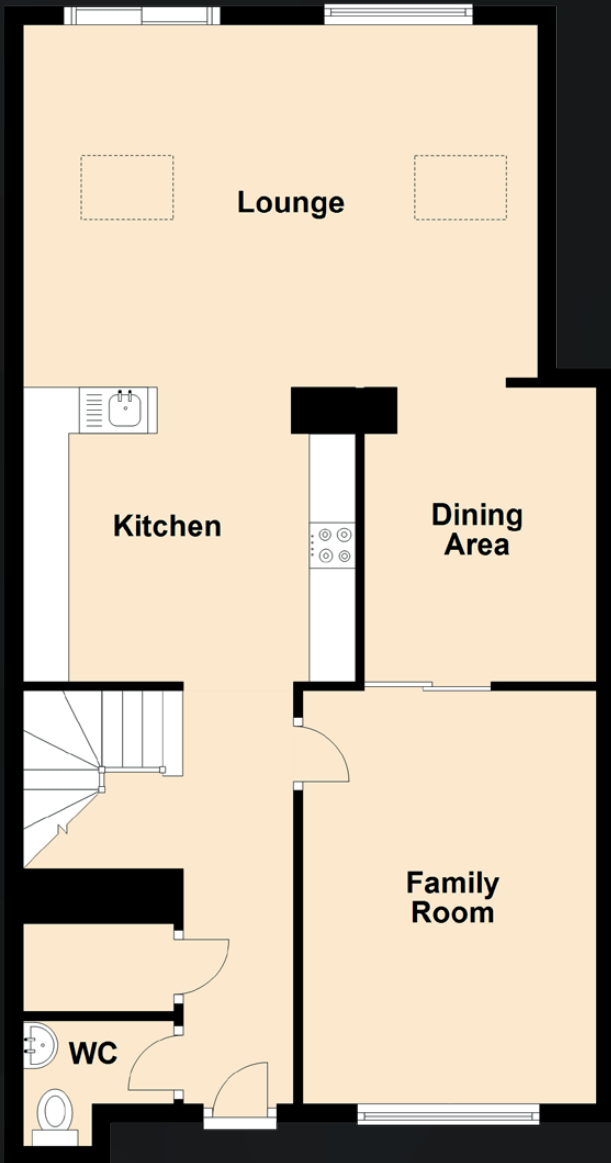
comprises a good range of base and wall mounted units with a gloss finish and contrasting work surfaces. This provides ample prep and storage space alongside a range of integrated appliances. Space has also been found for an American style fridge freezer. Accommodation on this level is completed by the original lounge which has superb potential as an additional

reception space or home office.

Climbing the stairs, there are three well proportioned bedrooms and a superb family bathroom. The master bedroom enjoys a contemporary feel and boasts ample floor space alongside large fitted wardrobes. The third bedroom also includes integrated storage. The second bedroom, a well proportioned double

overlooks the front garden and enjoys plenty of floor space for free standing furniture. Finally, the bathroom boasts a contemporary suite, partial tiling and a separate shower cubicle.

The property further benefits from gas central heating with a recently fitted, Worcester boiler, double glazing and private gardens to front and rear.



Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 5.61m (18'5") x 3.85m (12'8")  |
| Kitchen     | 3.62m (11'11") x 3.21m (10'6") |
| Dining Area | 3.21m (10'6") x 2.53m (8'4")   |
| Family Room | 4.50m (14'9") x 3.20m (10'6")  |
| Bedroom 1   | 3.27m (10'9") x 3.19m (10'6")  |
| Bedroom 2   | 3.16m (10'4") x 2.67m (8'9")   |
| Bedroom 3   | 4.17m (13'8") x 2.64m (8'8")   |
| Bathroom    | 3.05m (10') x 2.67m (8'9")     |
| WC          | 1.65m (5'5") x 1.37m (4'6")    |

Gross internal floor area (m<sup>2</sup>): 121m<sup>2</sup>  
EPC Rating: C



# McEwan Fraser Legal

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