



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
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**129 Eagles View**  
 LIVINGSTON, EH54 8AJ





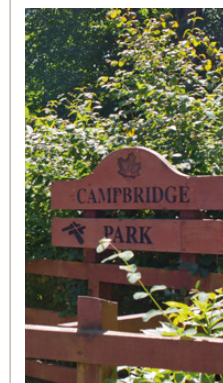
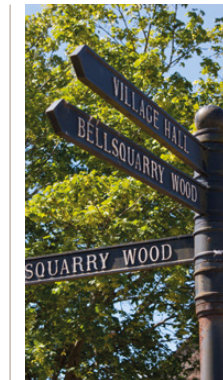
# Livingston

EH54 8AJ

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 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. 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.

Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium. 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.







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McEwan Fraser Legal are delighted to bring to the open market this two-bedroom flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, gas hob, hood, oven. Integrated fridge freezer, dishwasher and washing machine. Making this the ideal place for the aspiring chef.

There are two good sized bedrooms, both bright and airy and both allowing for free standing furniture. Both benefits also form built-in storage with the master also benefiting from an en-suite with walk-in shower, wash hand basin and WC.

The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

The property also benefits from gas central heating, double glazed windows, secure door entry system and allocated parking space.

Early viewing is highly recommended.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	10.52m (34'6") x 3.66m (12')
Bedroom 1	3.47m (11'5") x 2.87m (9'5")
En-suite	2.35m (7'9") x 1.63m (5'4")
Bedroom 2	3.47m (11'5") x 2.54m (8'4")
Bathroom	2.41m (7'11") x 1.71m (5'7")

Gross internal floor area (m²): 75m² | EPC Rating: B

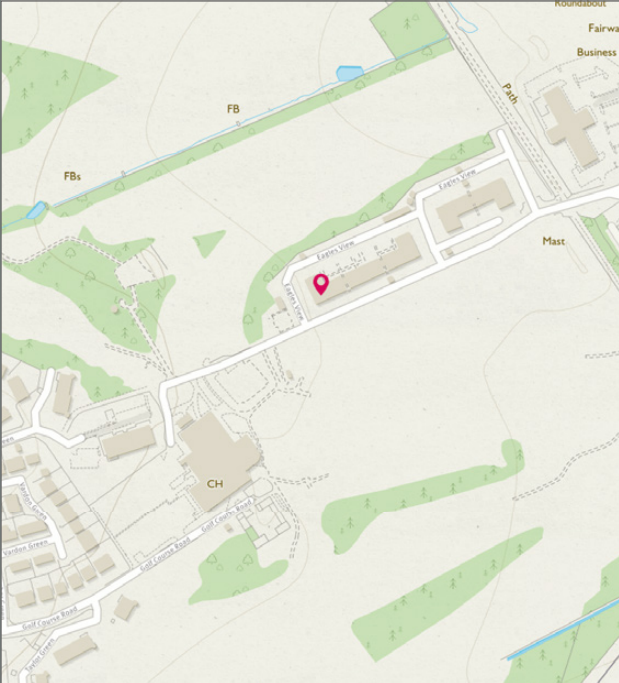


Image credit: <https://www.dumaineury.co.uk/maps/>





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Text and description  
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