




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

86 Eagles View

DEER PARK, LIVINGSTON, WEST LOTHIAN, EH54 8AJ



THE LOCATION

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.





THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this three-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, hob, hood, oven. Integrated fridge freezer, washing machine and ample

space for a dining table.

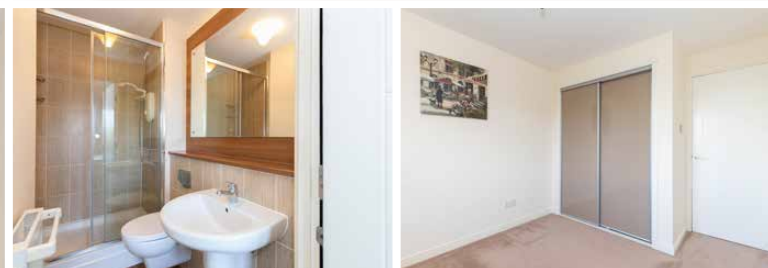
There are three good sized bedrooms, all bright and airy and allowing for free standing furniture and benefiting from built-in storage with the master also benefiting from

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, allocated parking space and spectacular views. Early viewing is highly recommended.



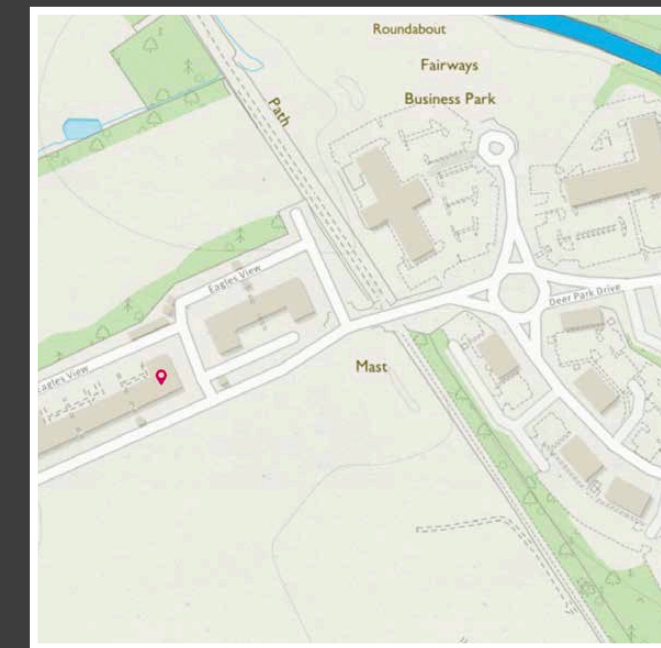


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 6.27m (20'7") x 4.03m (13'3") |
| Kitchen | 4.05m (13'3") x 2.77m (9'1") |
| Bedroom 1 | 5.42m (17'9") x 2.95m (9'8") |
| Bedroom 2 | 3.60m (11'10") x 2.94m (9'8") |
| Bedroom 3 | 3.60m (11'10") x 2.86m (9'5") |
| Bathroom | 2.03m (6'8") x 1.70m (5'7") |
| En-suite | 2.07m (6'10") x 1.19m (3'11") |

Gross internal floor area (m²): 86m²

EPC Rating: B





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Corporate Accounts



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer