



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**10 Onslow Street**  
CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5HR



# LIVINGSTON

## WEST LoTHIAN



The town of Livingston offers a selection of wonderful amenities, including a nursery, primary and secondary schooling, supermarkets including an ASDA, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and other 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 and a bus station giving access to surrounding areas and beyond. There are also many country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.





10

ONSLOW STREET



McEwan Fraser Legal are delighted to bring to the open market this three-bedroom detached bungalow. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Upon 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. Room usage throughout can be adapted to meet individual purchasers' needs. The property is finished to an excellent standard throughout.

In more detail, the property consists of a welcoming hallway with ample storage and access to the attic. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, hood, oven space for a table, fridge freezer and washing machine, generous worktop space and access to the back garden.

There are three good sized bright and airy bedrooms all allowing for free standing furniture and different furniture configurations as well as built-in storage, the master also benefits for a wash hand basin and WC.

The bathroom completes the property internally with walk-in shower, wash hand basin, WC and towel rail.

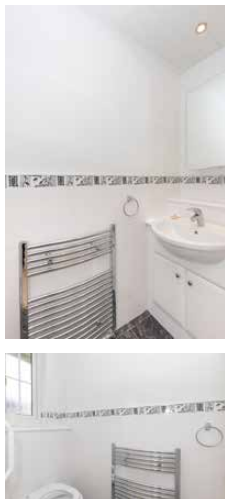
Externally there is a driveway to the front. The front garden is low maintenance the secure back garden is mostly laid to lawn and comes with a garden shed.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.



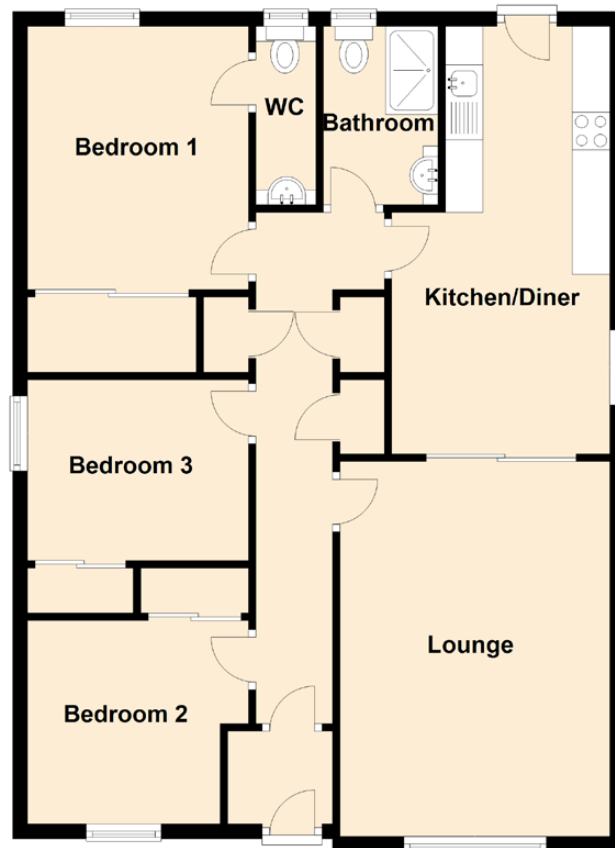




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CREATION OF EASILY MANAGED AND FREE-FLOWING  
SPACE ON A BRIGHT AND FRESH LAYOUT ...”

# SPECIFICATIONS

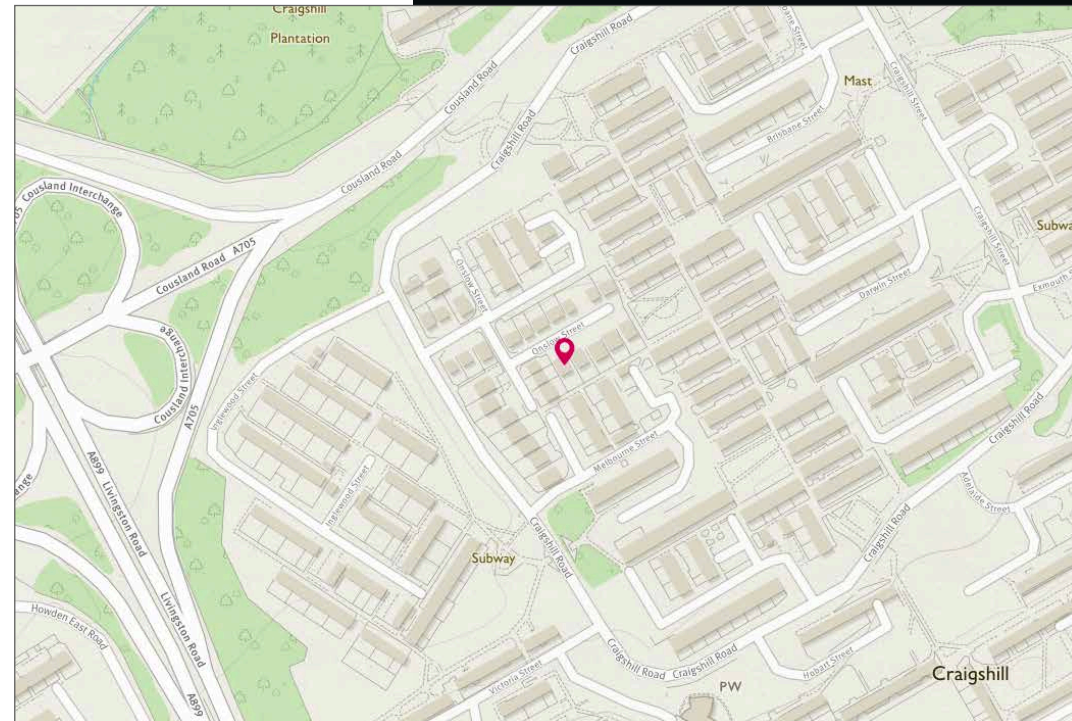
## FLOOR PLAN, DIMENSIONS & MAP

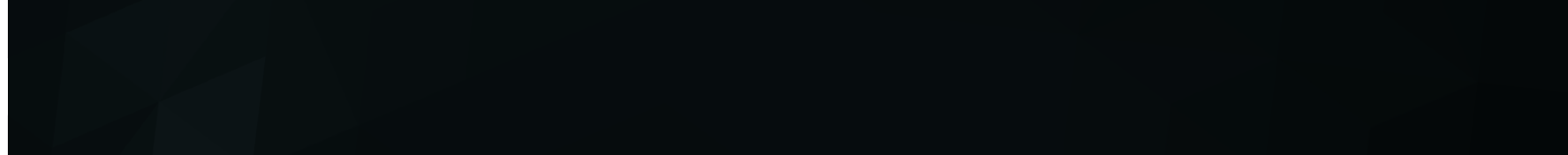


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")
Kitchen/Diner	5.70m (18'8") x 2.91m (9'7")
Bedroom 1	3.51m (11'6") x 2.95m (9'8")
Bedroom 2	2.95m (9'8") x 2.71m (8'11")
Bedroom 3	2.95m (9'8") x 2.41m (7'11")
Bathroom	2.38m (7'10") x 1.53m (5')
WC	2.38m (7'10") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: C





# McEwan Fraser Legal

## Solicitors & Estate Agents

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Part  
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Photographer



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**ALLY CLARK**  
Designer