



LETHAM

HOLDINGS

**MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT
TO THE MARKET THIS FORMER NURSERY LOCATED
RIGHT IN THE HEART OF THE POPULAR RESIDENTIAL
AREA OF CRAIGSHILL, LIVINGSTON.**

This truly is a unique opportunity to purchase this detached cottage and sizable plot and with the correct planning, consents could be reinstated back into a residential property. The site would also make a great spot for residential development or indeed commercial development.

“...AN EXCELLENT RESIDENTIAL OR COMMERCIAL INVESTMENT/DEVELOPMENT OPPORTUNITY...”



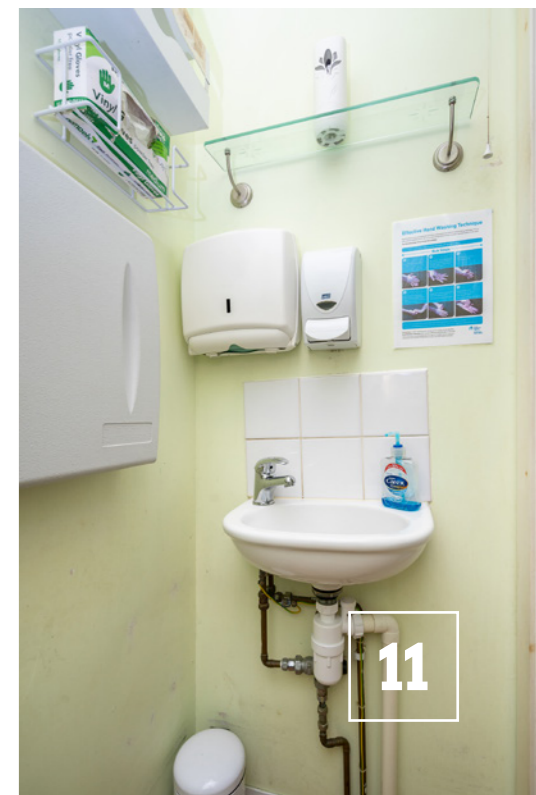


Formerly a three-bedroom bungalow the accommodation within the detached property is sizable and comprises, two spacious playrooms both with large windows for natural light, a sleep room to the rear of the property, a well-equipped kitchen leading to the garden, cloakroom and WC facilities there is ample storage throughout the property.











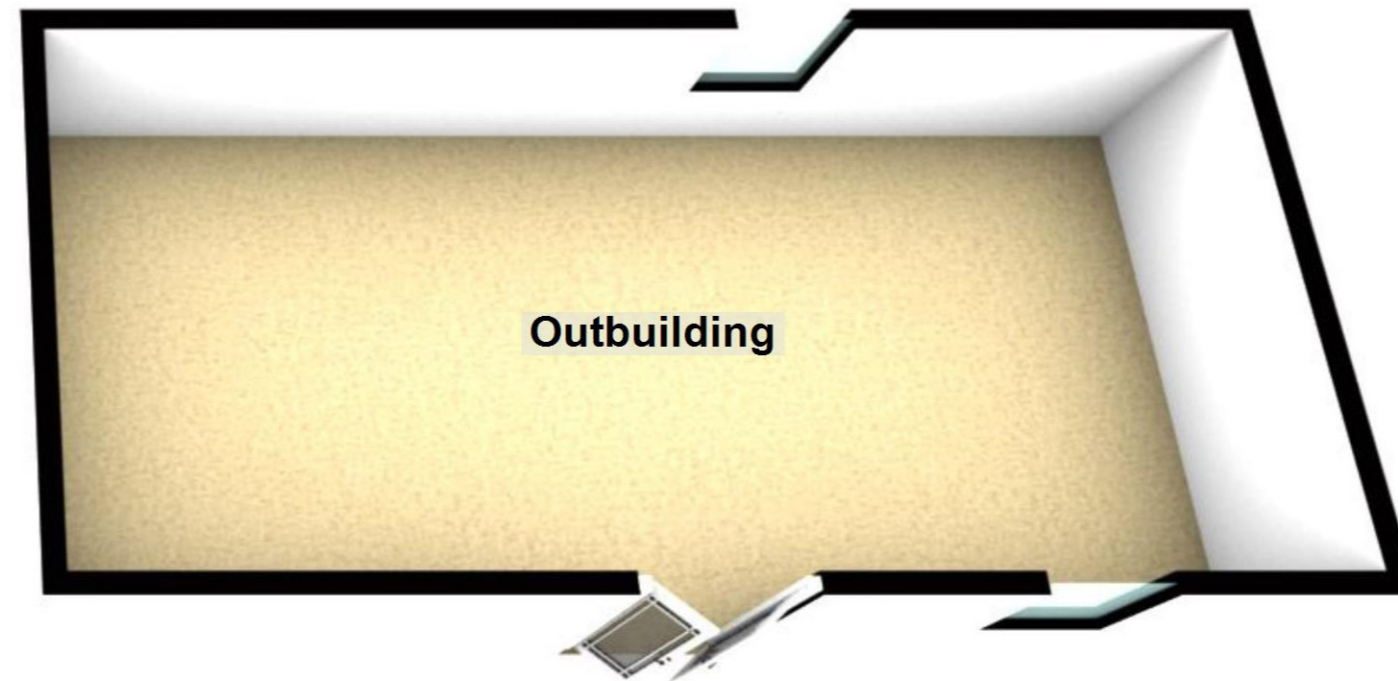
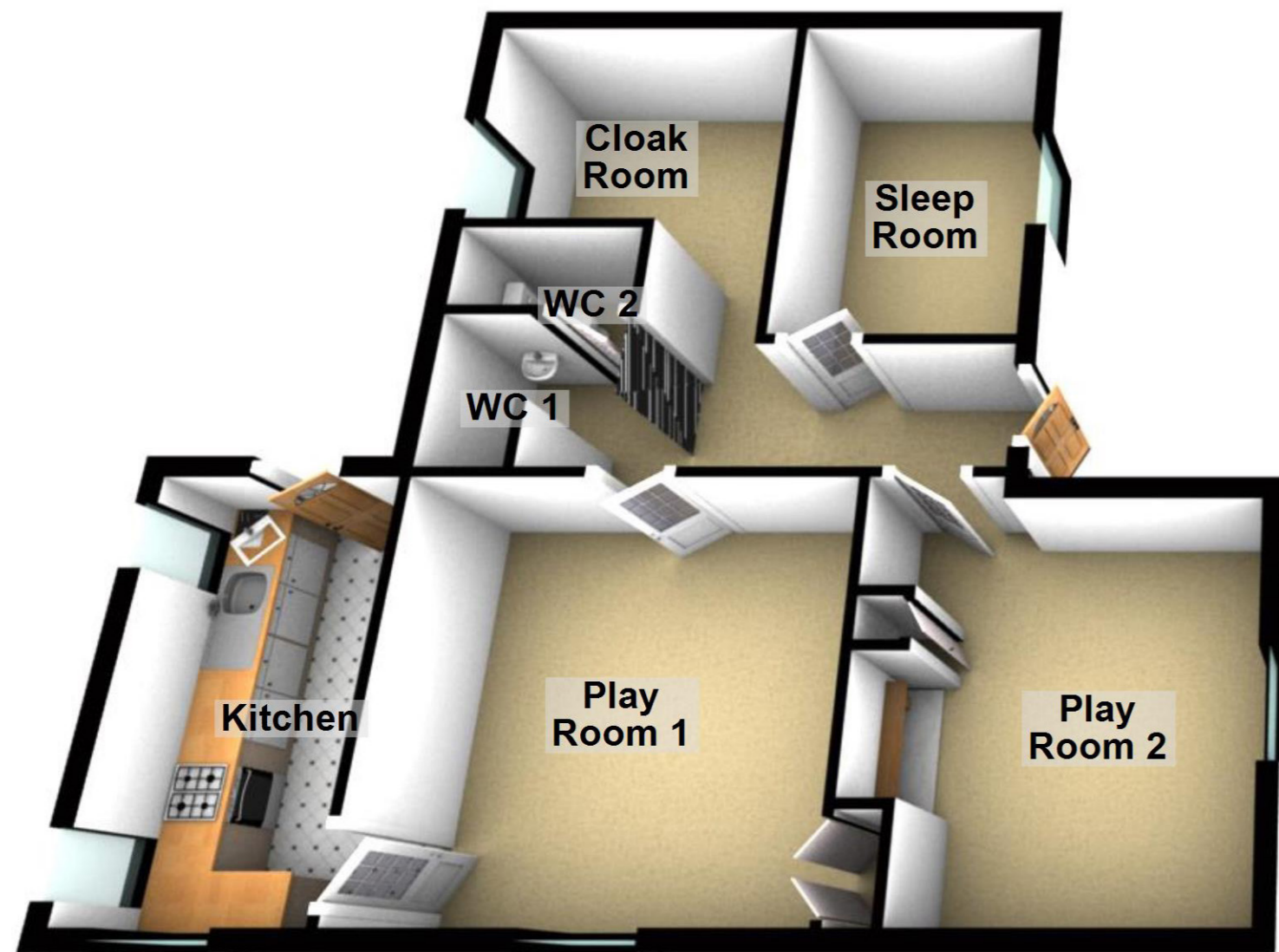
Situated in the large car parking area is a brick built outbuilding currently used for storage. The car park to the side of the property is vast in size and adds to the appeal of a development site.

Overall Letham Holdings provides an excellent residential or commercial investment/development opportunity.

Services: LPG gas tank, electrics, mains water, septic tank and Virgin Media cable.

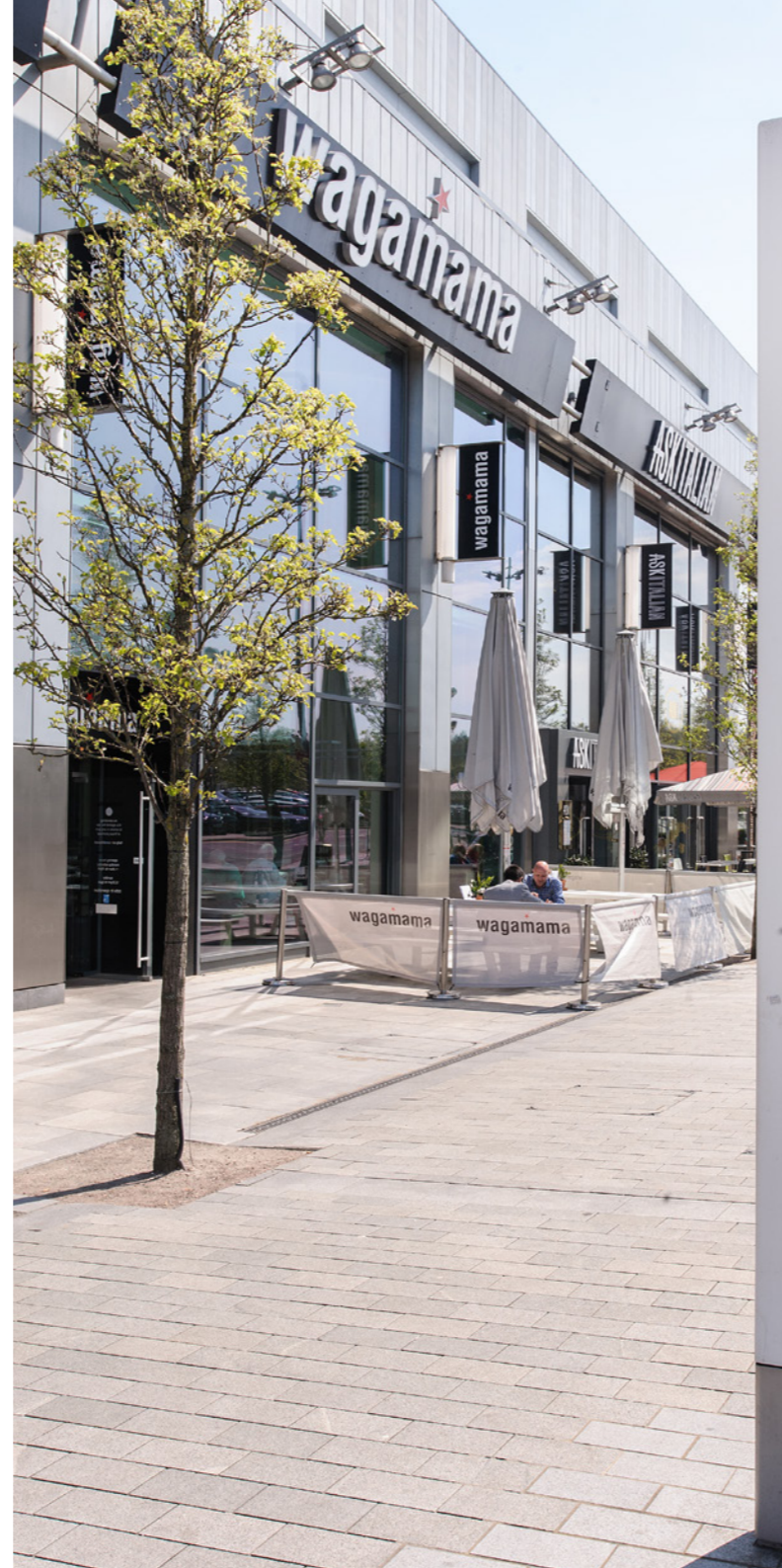






Approximate Dimensions (Taken from the widest point)

Kitchen	3.90m (12'10") x 2.10m (6'11")
Play Room 1	4.00m (13'1") x 3.90m (12'10")
Play Room 2	3.90m (12'10") x 3.50m (11'6")
WC 1	1.50m (4'11") x 0.80m (2'7")
WC 2	1.70m (5'7") x 0.80m (2'7")
Cloak Room	2.90m (9'6") x 2.10m (6'11")
Sleep Room	3.30m (10'10") x 2.30m (7'7")
Outbuilding	10.15m (33'4") x 4.90m (16'1")

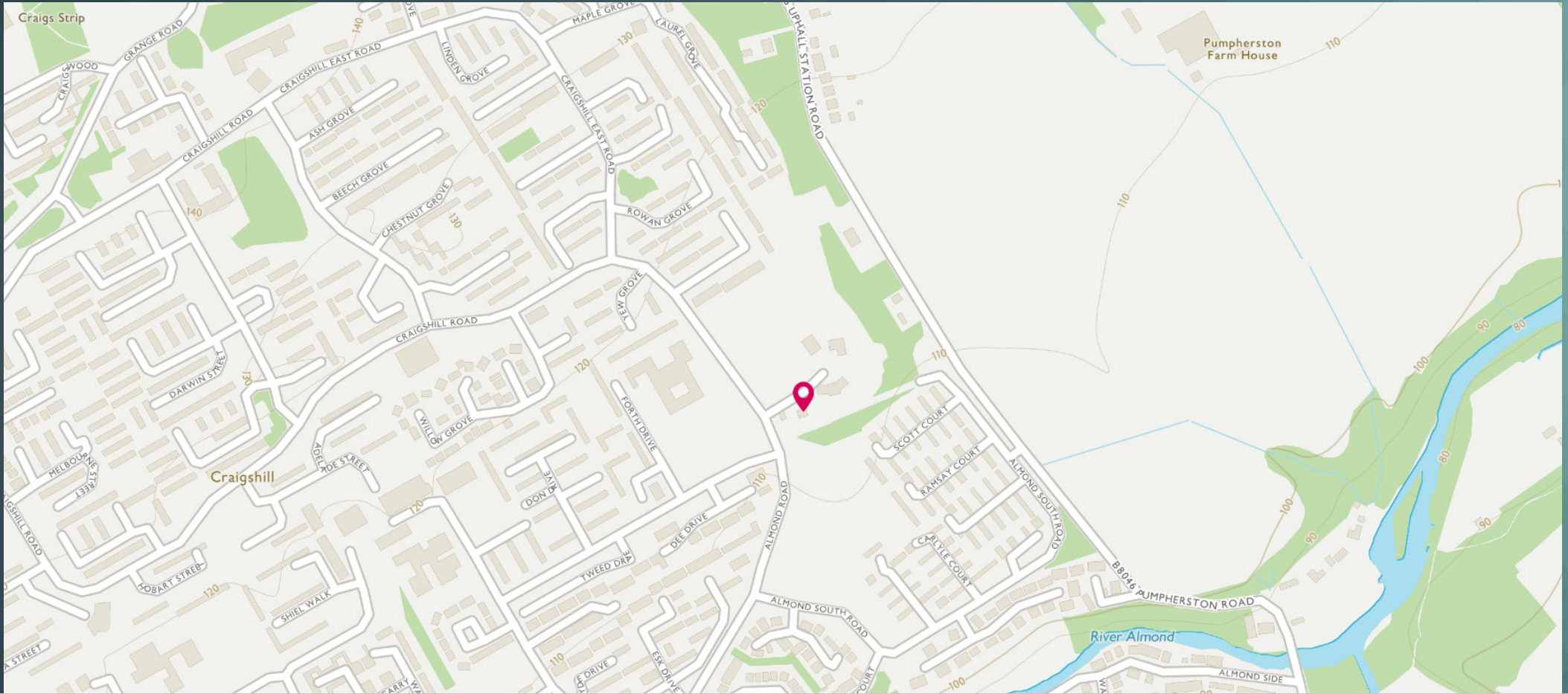


RESTAURANT AVENUE

The property is located in the Craigshill area of Livingston in West Lothian and is well placed for excellent amenities. It has a range of local shops nearby with further shopping facilities at the Almondvale shopping centre and Livingston Designer Outlet. From a commuting perspective, it has easy access to the A71 and good connections to the M8 for Edinburgh and Glasgow. It is also well placed for Livingston North, Livingston South and Uphall railway stations, main bus routes, and is around seven miles from Edinburgh Airport. Further amenities in the area includes Letham Park, a swimming and leisure complex, cinema, sports centres and Deer Park Golf and Country Club. Craigshill has three primary schools - Letham, Riverside and Beatlie.

Livingston town centre sits on the southern edge of the Almond Valley and provides shops and services for the surrounding area. It is bound by a ring road to the east and has been purposely planned, distinguishing it from many other town centres. Howden Park is located immediately north of the town centre and adjoins Howden House, an 18th-century house which contains an arts centre and private housing. The south western edge of the town centre is dominated by retail parks. Livingston's town centre also contains a large number of offices. Private sector offices are also concentrated at the eastern and western edges of the town centre and along the Almondvale Boulevard. Other facilities in the town centre include: hotels, a swimming pool and local authority gym, and restaurants and pubs. Almondvale Football Stadium and West Lothian College are located at the north western edge of the town centre.





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