

# 11 Haymarket Crescent

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 8AP



*Three-bed home with driveway and short walk to Livingston North train station*



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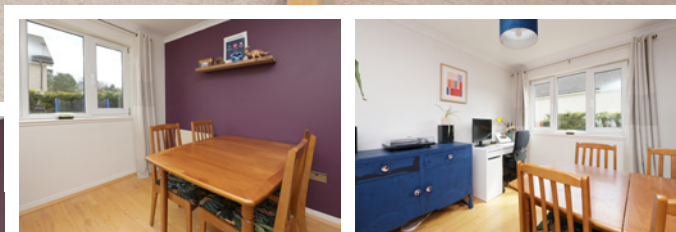


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McEwan Fraser Legal is delighted to present Haymarket Crescent to the market. Tucked away on the ever-popular Haymarket Crescent, this beautifully presented three-bedroom semi-detached home offers the perfect mix of comfort, character and modern convenience. From the moment you arrive, the neat front lawn and long private driveway set the tone for a home that has been both cared for and thoughtfully styled.

# THE LIVING ROOM

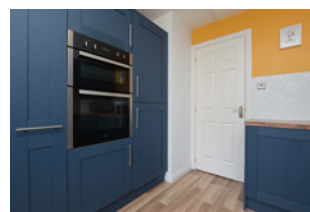


Step inside and you're welcomed by a bright entrance hallway that leads through to the living room, kitchen, handy downstairs WC, and stairs to the upper floor. The living room is a standout – spacious, light-filled and incredibly versatile. Its generous proportions allow for a variety of layouts, easily accommodating both lounge and dining areas. Whether you're hosting, relaxing, or spending time with family, this space feels inviting and adaptable.

# THE KITCHEN



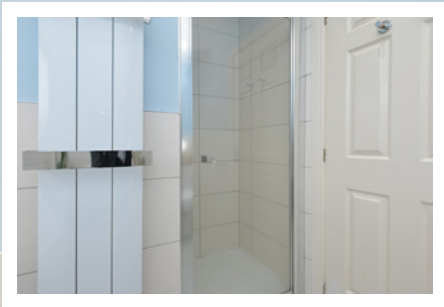
At the rear, the kitchen makes a bold impression with its deep navy cabinetry, warm wood-effect worktops and striking white hexagonal tiling. A cheerful yellow accent wall adds a touch of personality, while integrated appliances — including a fridge, freezer, dishwasher, built-in ovens, gas hob and sleek extractor — ensure the space is as practical as it is eye-catching.





Upstairs, you'll find three bedrooms, each with fitted wardrobes to help keep things tidy and clutter-free. The rooms feel calm and comfortable, ideal whether you're settling down for the night, working from home or simply enjoying a quiet moment. The family bathroom is centrally located and well-appointed for ease of use.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Outside, the home continues to impress. The long driveway provides generous off-street parking, while the private rear garden is fully enclosed - perfect for summer gatherings, a play space for children, or simply unwinding in the fresh air.

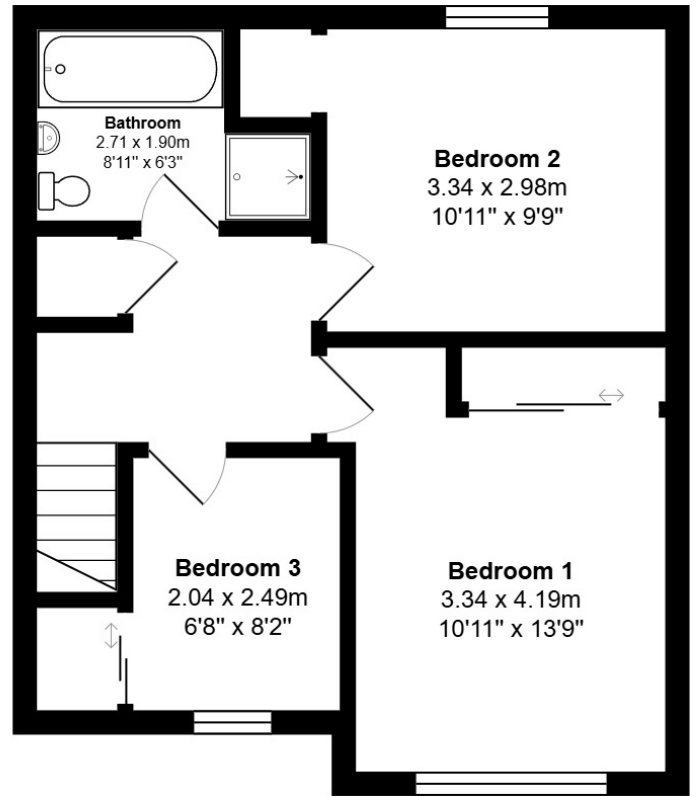
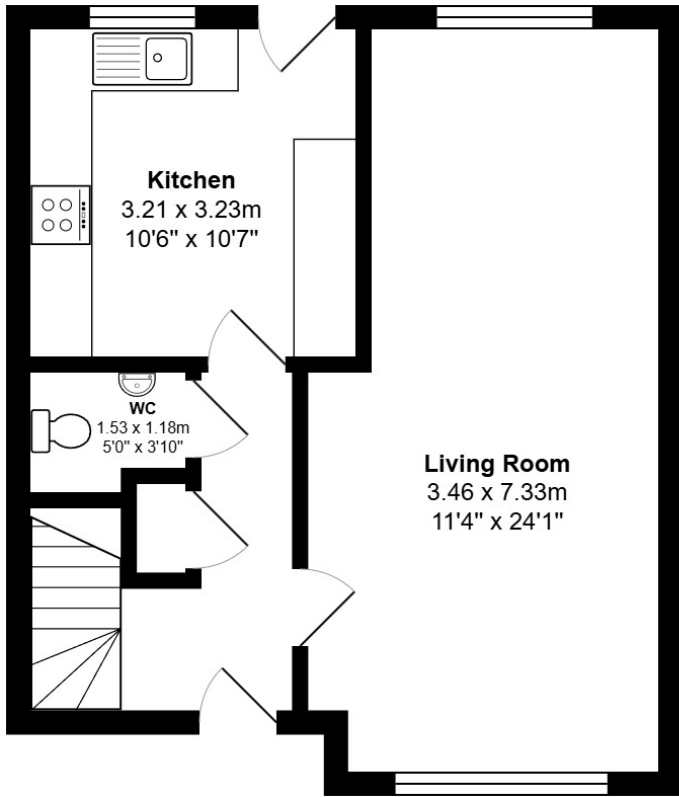
This is a home that feels easy to love. Stylish without being overstated, practical without compromising on personality, and all set within a friendly, well-established neighbourhood. Plus, with the train station just a short stroll away, commuting or popping into the city couldn't be more convenient. It's ready and waiting for someone new to walk in, unpack, and feel right at home.

# EXTERNALS



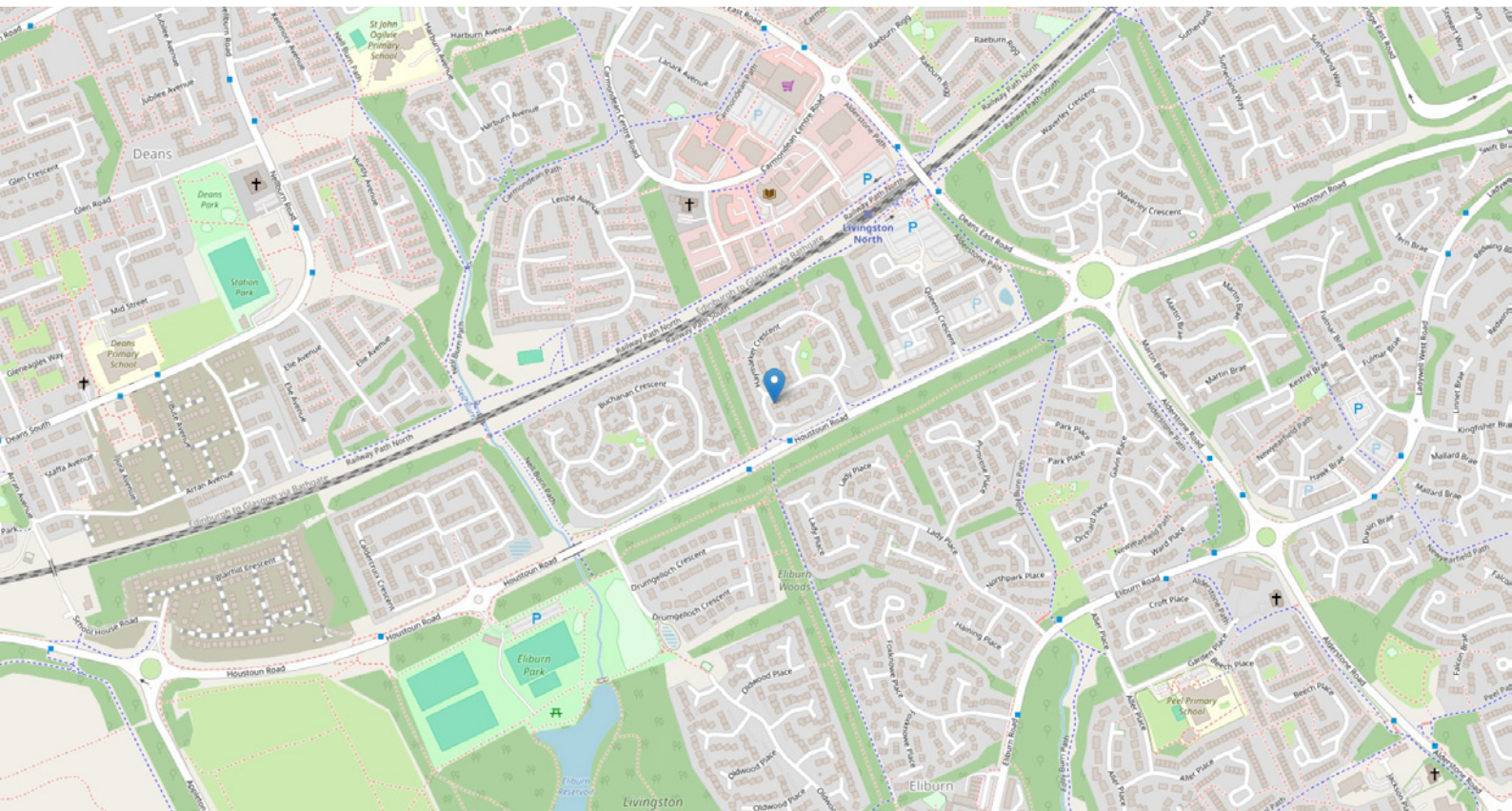


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: C



# THE LOCATION

With a warm community feel, this location is a favourite among families, first-time buyers and professionals alike. Everything you need is close at hand — from local shops and cosy cafés to larger supermarkets and essential services. Whether you're grabbing a morning coffee, picking up groceries or popping out for a bite to eat, day-to-day life is refreshingly easy here.





The area is also well-served by highly regarded schools, making it an ideal choice for families with children of all ages. A number of nurseries, primary and secondary schools are within easy reach, giving parents peace of mind and simplifying the school run.

One of the standout features is the fantastic connectivity. The nearby train station is just a short stroll away, offering quick and reliable links into the city and surrounding areas – ideal for commuters or those who enjoy weekend adventures further afield.

With leafy parks, walking trails, and a strong sense of community spirit, Haymarket Crescent offers a lifestyle that feels both relaxed and well-connected – the kind of place where you can truly settle in and feel at home.



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