

# 47 Barnes Green

LIVINGSTON, EH54 8PP



*Spacious three-bed detached bungalow  
in a very sought-after location*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present Barnes Green to the market. Nestled in a peaceful and sought-after residential area, this beautifully presented three-bedroom detached bungalow offers a perfect blend of comfort, style, and practicality. Ideal for families, or those looking for all on one level, this charming home provides spacious living.

As you approach the property, you are greeted by an attractive brick-built exterior with a welcoming entrance that includes thoughtfully installed ramp access. The neatly maintained front garden, complete with mature shrubs and a quaint seating area, sets the tone for the warmth and character found inside.

# THE LIVING/DINING ROOM



Upon entering, the home immediately impresses with its generous and light-filled living space. The lounge is a wonderful place to relax, boasting a bright and airy atmosphere, large windows that invite in natural light, and an elevated dining area that adds a sense of grandeur. The beautifully maintained wood-panelled ceiling adds an extra touch of charm, making this space feel both homely and inviting.







# THE KITCHEN & UTILITY



The kitchen is well-equipped and thoughtfully designed, offering ample worktop space, plenty of storage, and room for appliances, making meal preparation a breeze. Whether you're cooking for family or entertaining guests, this kitchen is both practical and stylish, ensuring everyday tasks are met with ease.





The bungalow benefits from three well-proportioned bedrooms, each providing a comfortable and versatile space. Whether used as sleeping quarters, a home office, or even a hobby room, these rooms cater to a variety of needs, offering flexibility to suit any lifestyle. The family bathroom is modern and well-finished, featuring quality fixtures and fittings for a sleek yet practical space.

## THE BATHROOM





# BEDROOM 1



benefits from three well-proportioned bedrooms, each providing a comfortable and versatile space





# BEDROOM 2





# BEDROOM 3





Stepping outside, the property continues to impress with a private and well-maintained rear garden, an ideal spot for enjoying the outdoors. Whether you prefer gardening, alfresco dining, or simply unwinding in a tranquil setting, this outdoor space offers something for everyone. The property further benefits from a driveway and garage, providing ample off-street parking and additional storage options.

Located in a well-regarded neighbourhood, the bungalow enjoys close proximity to local amenities, schools, and excellent transport links, ensuring convenience for everyday living. Combining character, comfort, and practicality, this home presents a wonderful opportunity for anyone seeking a well-maintained property in a desirable location.

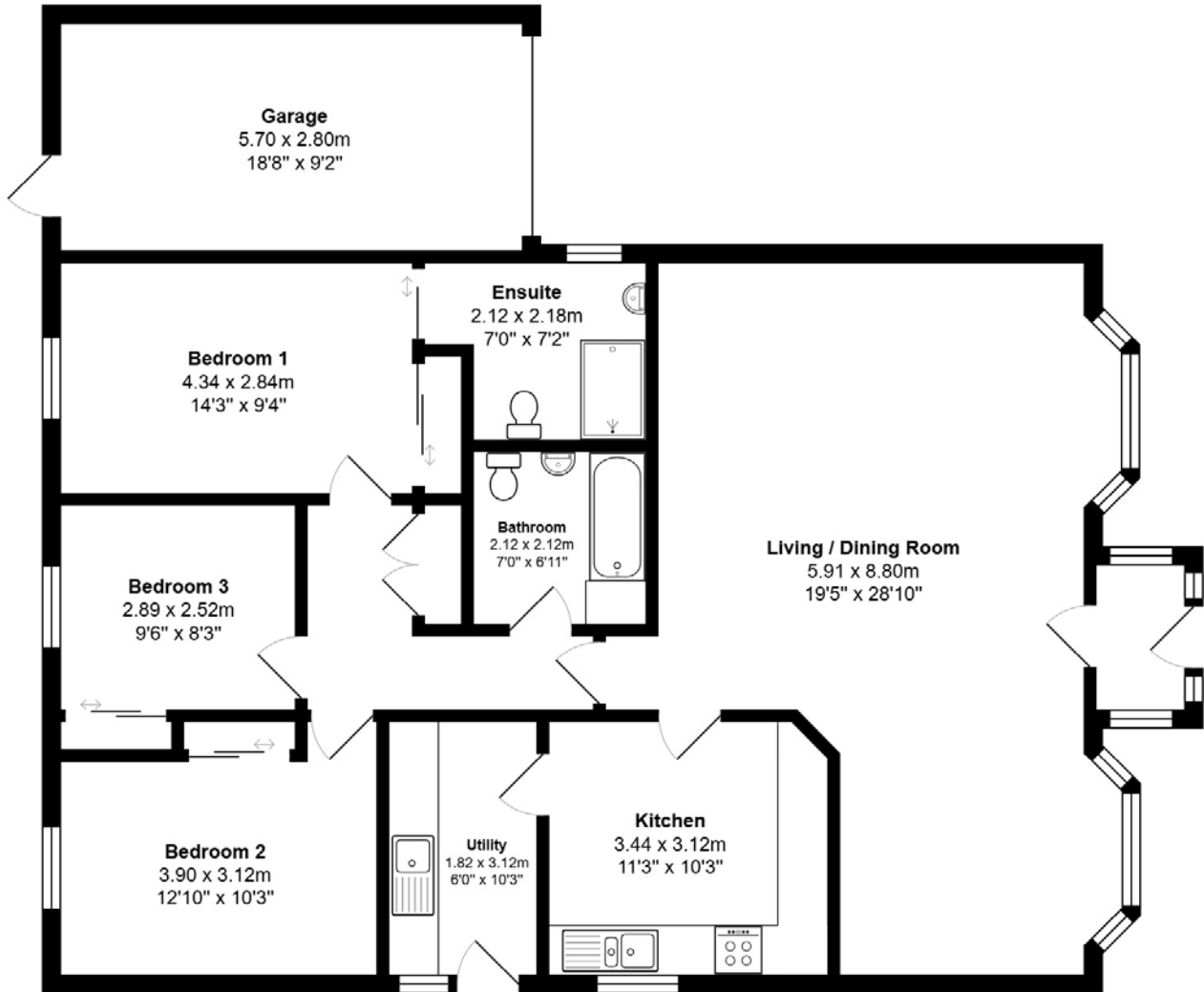
A true gem, this charming bungalow is not to be missed. To fully appreciate everything it has to offer, arranging a viewing is highly recommended.

# EXTERNALS



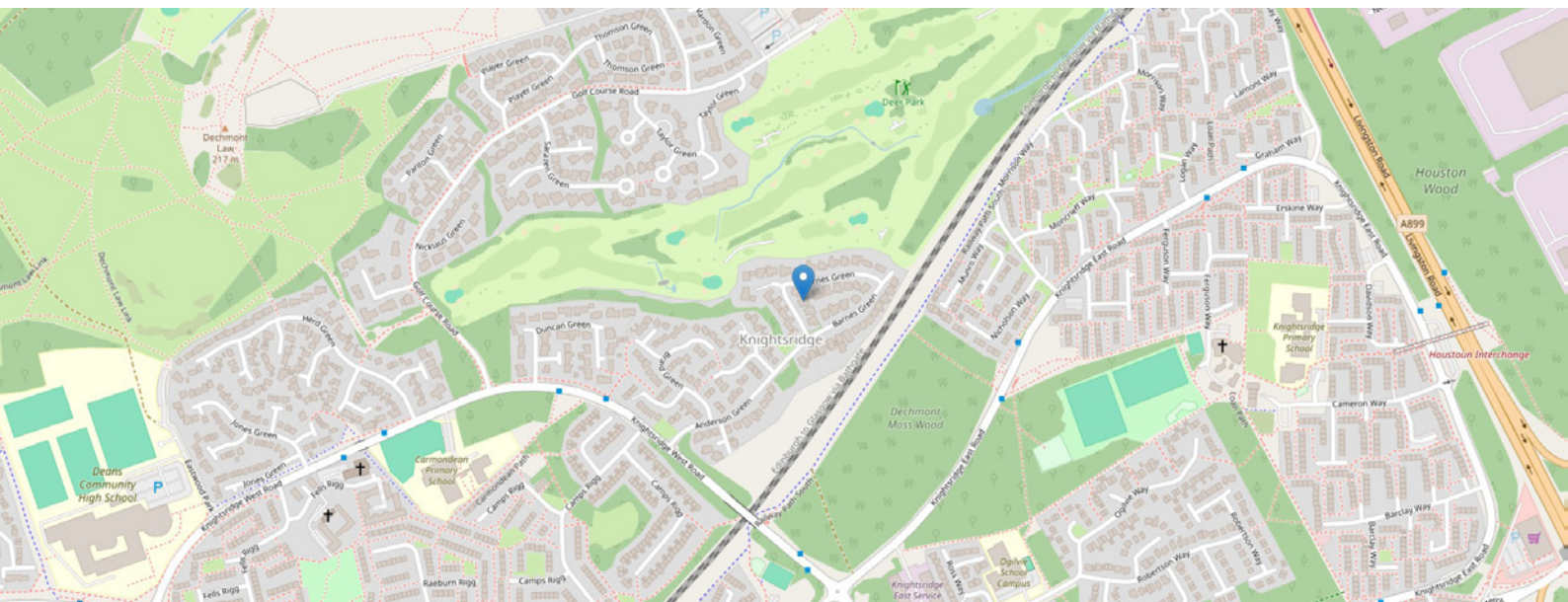


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Located in West Lothian, Scotland, Livingston is a vibrant and well-connected town that offers the perfect blend of modern amenities and scenic countryside. As the largest town in West Lothian, it serves as a key hub for shopping, business, and leisure, attracting residents and visitors alike.







Livingston boasts excellent transport links, with easy access to Edinburgh and Glasgow via road and rail, making it an ideal location for commuters. The town is home to The Centre and Livingston Designer Outlet, offering a fantastic shopping experience with a mix of high-street brands, designer stores, and dining options. For those who love the outdoors, Livingston is surrounded by beautiful parks and green spaces, including Almondvale Park and the scenic trails along the River Almond. Sports enthusiasts can enjoy a range of facilities, from golf courses to gyms and swimming pools.

With its highly-rated schools, modern housing developments, and thriving job market, Livingston continues to be a sought-after place to live. Whether you're looking for a family-friendly environment, career opportunities, or a balance between urban and rural living, Livingston has something for everyone.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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