



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**120 Buchanan Crescent**

LIVINGSTON, WEST LoTHIAN, EH54 7EF





# AREA

## LIVINGSTON

WEST LOTHIAN

Livingston is a very popular location for families with many local amenities. The Centre and Livingston Designer Outlet are less than ten minutes by car from the property. Education is well served with both primary and high schools provided locally.

West Lothian College is a short distance to the property and the town is also close to the campus of Heriot-Watt University. Amenities are varied and include a good choice of restaurants together with sporting venues. Transport is key to Livingston, it is almost halfway between Edinburgh and Glasgow and has motorway links to both cities. The property is only a ten-minute walk from Livingston North Train Station, with connections to Edinburgh and Glasgow operating every fifteen minutes Monday to Saturday inclusive, Sunday services are less frequent, making it perfect for commuting. Edinburgh International Airport is less than twelve miles away for links to London and many international destinations.





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## BUCHANAN CRESCENT

LIVINGSTON, WEST LoTHIAN



McEwan Fraser Legal are delighted to bring to the open market this three bedroom detached family home. The property is finished to an excellent standard throughout.

In more detail, the property consists of a welcoming hallway with generous storage. The downstairs has direct access into the partially converted garage and offers a bright and airy living room which allows for free standing furniture, different furniture configurations, and window with sliding door access to the back garden can also be found here. The kitchen comes with floor to ceiling units, hob, oven, hood and is modern in its finish. On the upper-level access to the attic can be

found as well as good storage. There are three good sized bedrooms all bright and airy and all allowing for free-standing furniture. All of the bedrooms have built-in storage. The master bedroom also benefits from an en-suite with shower, wash hand basin and WC which has been recently refurbished.

Externally the front garden is mostly laid to lawn there is a large driveway leading to a single garage and ample car parking space. The secure back garden is also mostly laid to lawn. The property also benefits from gas central heating, double glazing and as such will make for a warm yet cost-effective home all year round.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.59m (15'1")
Kitchen	3.20m (10'6") x 2.00m (6'7")
Utility	3.42m (11'3") x 2.60m (8'6")
Garage Store	2.60m (8'6") x 1.55m (5'1")
Bedroom 1	4.40m (14'5") x 4.24m (13'11")
En-suite	1.70m (5'7") x 1.66m (5'5")
Bedroom 2	3.40m (11'2") x 2.64m (8'8")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bathroom	1.98m (6'6") x 1.70m (5'7")

Gross internal floor area (m²): 89m²

EPC Rating: D

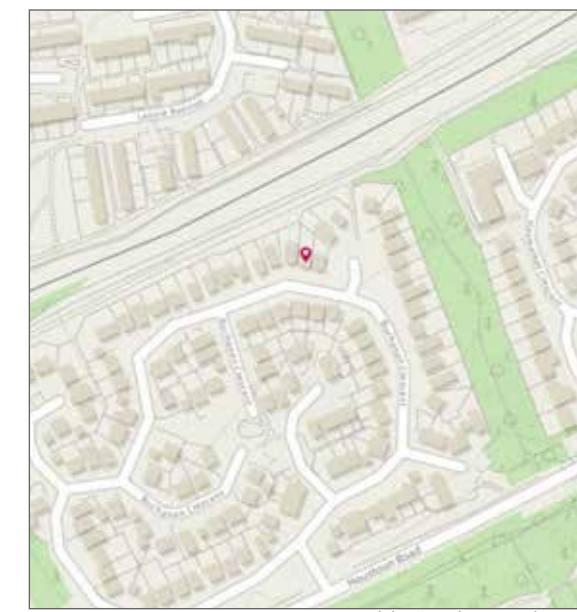


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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