

22 Knowetop

BELLSQUARRY, LIVINGSTON, WEST LOTHIAN, EH54 9AB



*TWO BEDROOM END TERRACED HOUSE IDEAL
FOR A FIRST-TIME BUYER*



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McEwan Fraser is delighted to present this rarely available two bedroom end terraced house on Knowetop. Internally, the property requires modernisation and would make a fantastic project for a first-time buyer. The property boasts two double bedrooms, dual aspect through lounge, kitchen, shower room and large loft space which could be converted subject to planning permission being received. The property also benefits from gas central heating and double glazed windows.

Externally, there is off-street parking for two cars and an extensive rear garden. This section of Knowetop has always been extremely popular with young families. The property has an open front aspect of a large grass verge which is a wonderful resource for children.

Viewing is a must and the property is presented to the market CHAIN FREE.



The Lounge





The Kitchen





Bedroom 1



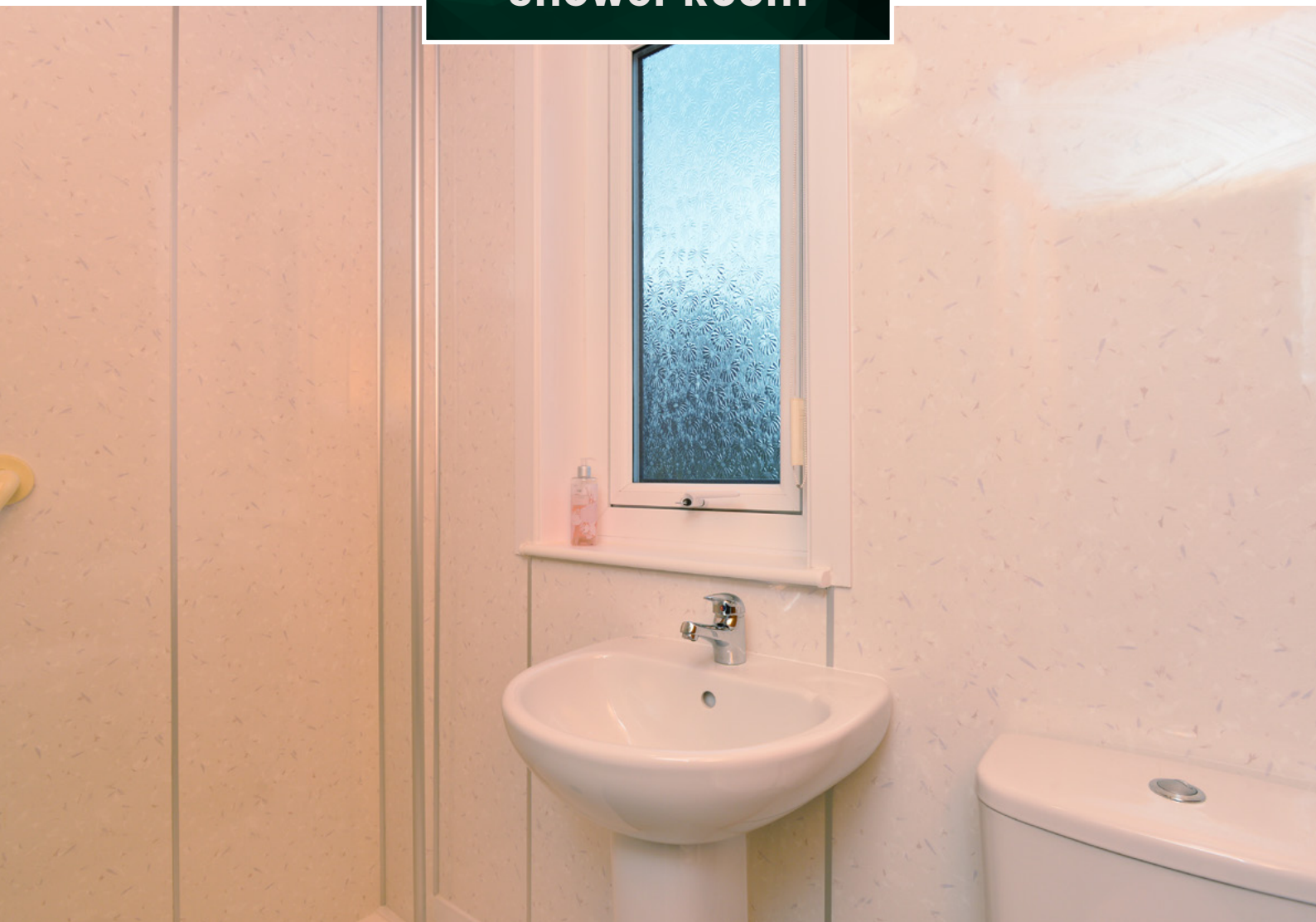


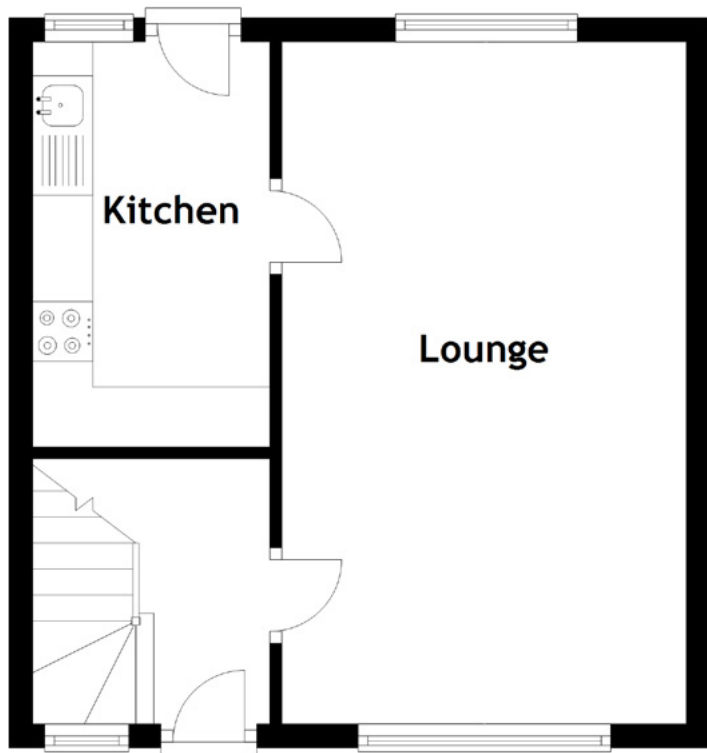
Bedroom 2





Shower Room





Approximate Dimensions
(Taken from the widest point)

Lounge	5.71m (18'9") x 3.38m (11'1")	Bedroom 2	3.45m (11'4") x 2.91m (9'7")
Kitchen	3.39m (11'1") x 1.98m (6'6")	Gross internal floor area (m ²): 63m ² EPC Rating: D	
Shower Room	1.97m (6'6") x 1.72m (5'8")		
Bedroom 1	4.53m (14'10") x 2.71m (8'11")		

Floor Plan

The Garden





Knowetop is located in the highly sought after Bellsquarry village. Bellsquarry Primary School is within reasonable walking distance. It is also close to local amenities and is well served by bus services.

Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

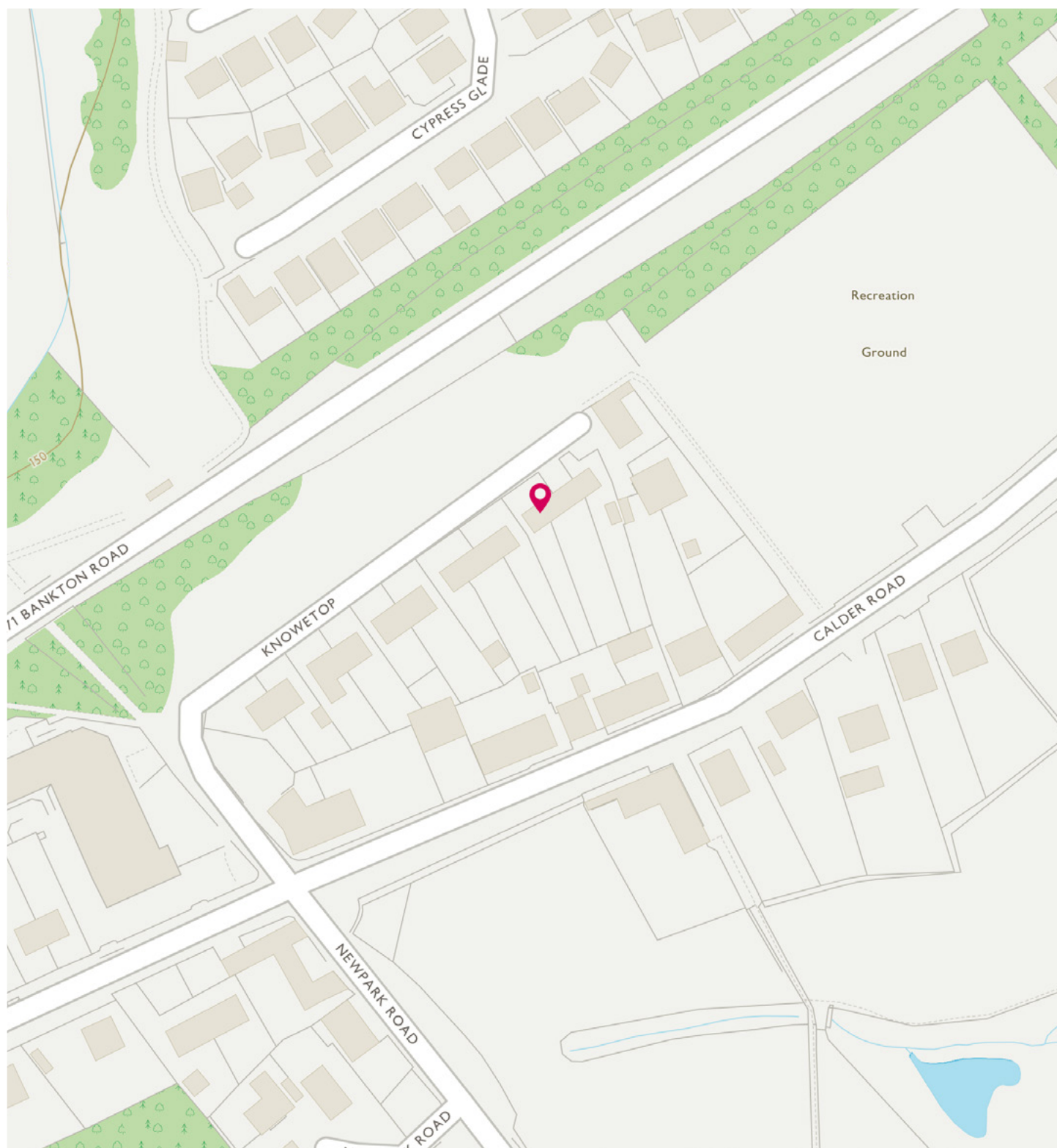


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