

34 Haymarket Crescent

LIVINGSTON, WEST LOTHIAN, EH54 8AP



*CHARMING END OF TERRACE HOUSE SITUATED
IN THE HIGHLY SOUGHT-AFTER AREA OF ELIBURN*



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McEwan Fraser Legal are delighted to present this charming end of terrace house situated on Haymarket Crescent in the highly sought-after area of Eliburn. This lovely home is perfectly positioned just a 5-minute walk from the local train station, making it an ideal choice for commuters. Whether you're a first-time buyer, a professional looking for a convenient location, or a couple planning to start a family, this property offers everything you need for comfortable and contemporary living. The property benefits from private parking and a delightful garden space, perfect for enjoying sunny days and outdoor entertaining.

As you enter, you are welcomed by a spacious, bright, and airy living room, which creates a warm and inviting atmosphere. This room also features handy understair storage, ideal for keeping your home neat and tidy. The kitchen includes a built-in oven and gas hob, catering to all your culinary needs. Patio doors from the kitchen lead out into the garden, a spacious and well-maintained area with slabs and decorative stones, providing a peaceful retreat. The garden also boasts a wooden hut fitted with electricity, perfect for additional storage, a workshop, or even a cosy outdoor office space.





Moving upstairs, the property offers two generously sized double bedrooms, both with fitted wardrobes, providing ample storage space and ensuring a clutter-free environment.

Completing this level is the family bathroom, a three-piece suite with a shower overhead bath for extra convenience, designed with both style and functionality in mind.

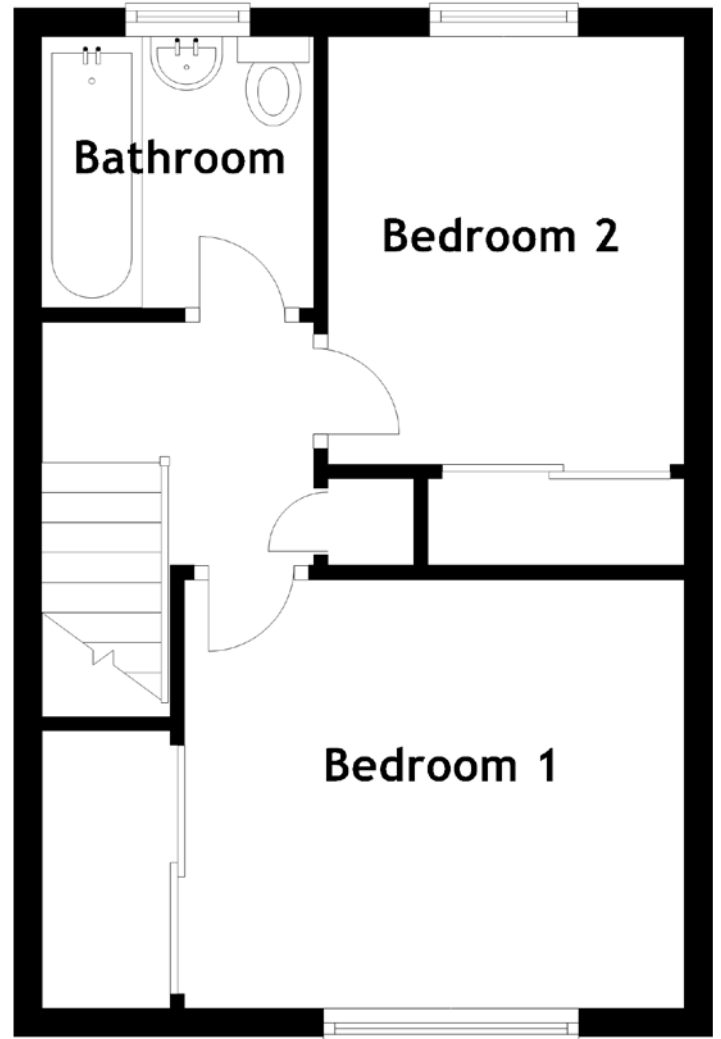
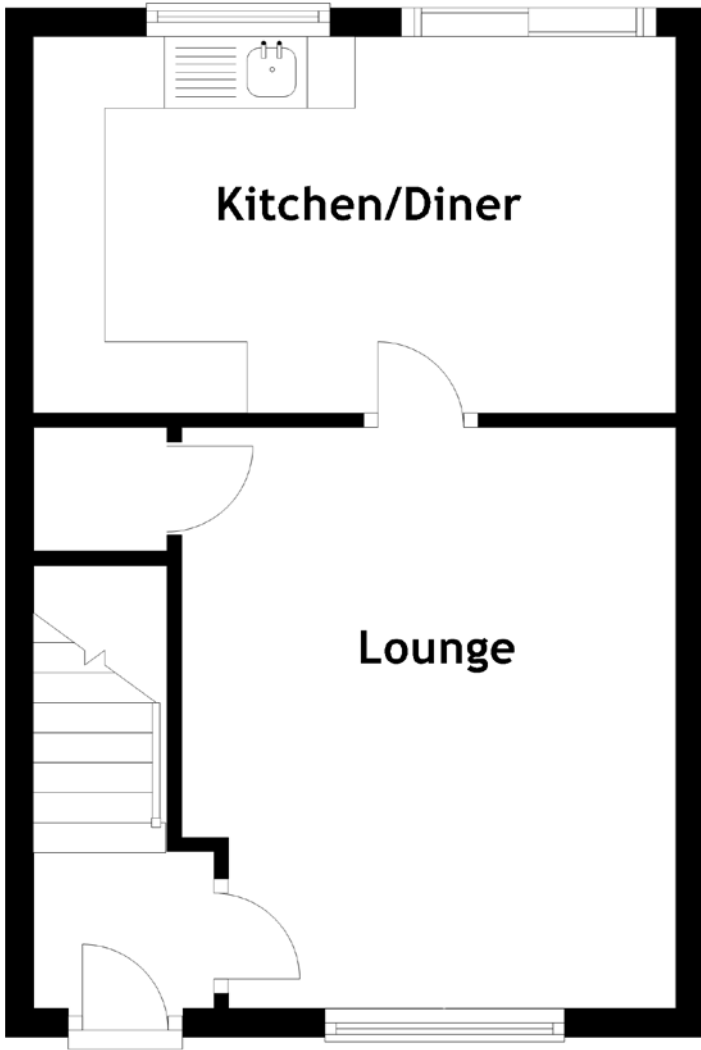




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	4.50m (14'9") x 2.64m (8'8")
Lounge	4.07m (13'4") x 3.46m (11'4")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 62m²

EPC Rating: C



This end of terrace house on Haymarket Crescent presents a fantastic opportunity to acquire a lovely home in a prime location. Early viewing is recommended for this wonderful property that combines convenience, comfort, and charm in one of Eliburn's most desirable locations.

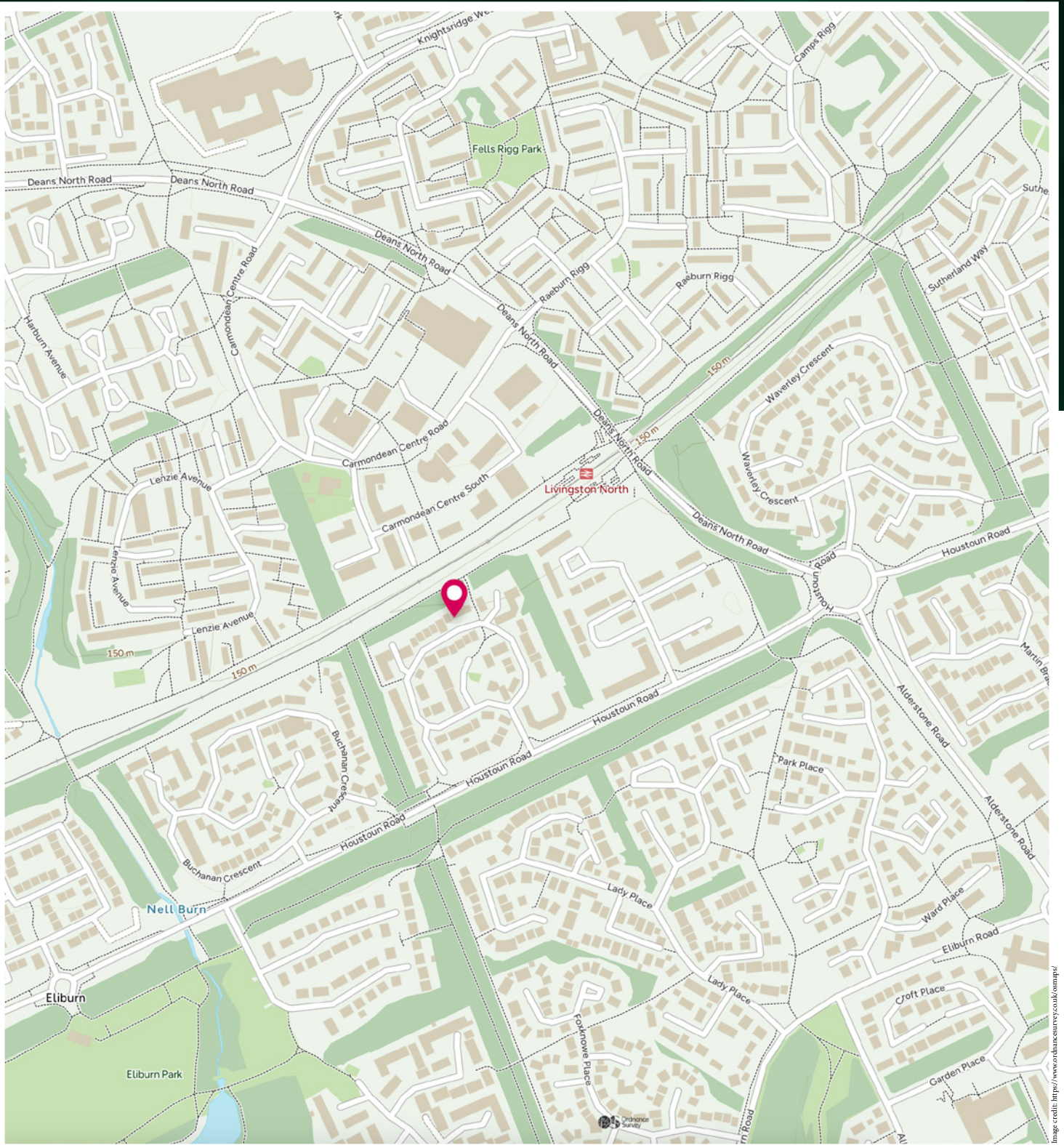




Situated approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, Livingston occupies a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centers in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design. Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Additionally, the Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.

As one of the largest and most popular destinations in West Lothian, Livingston draws in residents and visitors alike with its convenient accessibility to major transportation hubs. The town's proximity to airports and well-connected motorways makes it an ideal location for both families and professionals seeking ease of travel and connectivity. Despite its relatively young age as a town, Livingston has rapidly grown into a vibrant community with a diverse population. Many of its residents have been drawn to the area for its modern amenities, well-planned layout, and opportunities for a high quality of life.

The Location



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