

58 Pinebank

LADYWELL, LIVINGSTON, WEST LOTHIAN, EH54 6EX



*Modern and spacious mid-terrace in Ladywell,
ideal for families, early viewing is advised*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this fantastic opportunity to secure a mid-terraced house nestled in the sought-after Ladywell area of Livingston.

THE LOUNGE/DINER



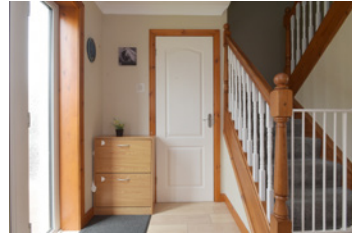
Offering an exceptional opportunity, this residence spans two levels and boasts a welcoming reception hallway with a convenient WC. The lounge is flooded with natural light, offering a tranquil setting and a dining area for the family.

THE KITCHEN



Completing the ground floor is a modern kitchen which has been finished to a very high standard while also providing practicality with a breakfast bar. This inviting space also allows access to the spacious rear garden for outdoor enjoyment and relaxation.





Upstairs in this charming property, you'll find three very spacious double bedrooms. The family bathroom includes a large walk-in shower enclosure, WC and wash-hand basin.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



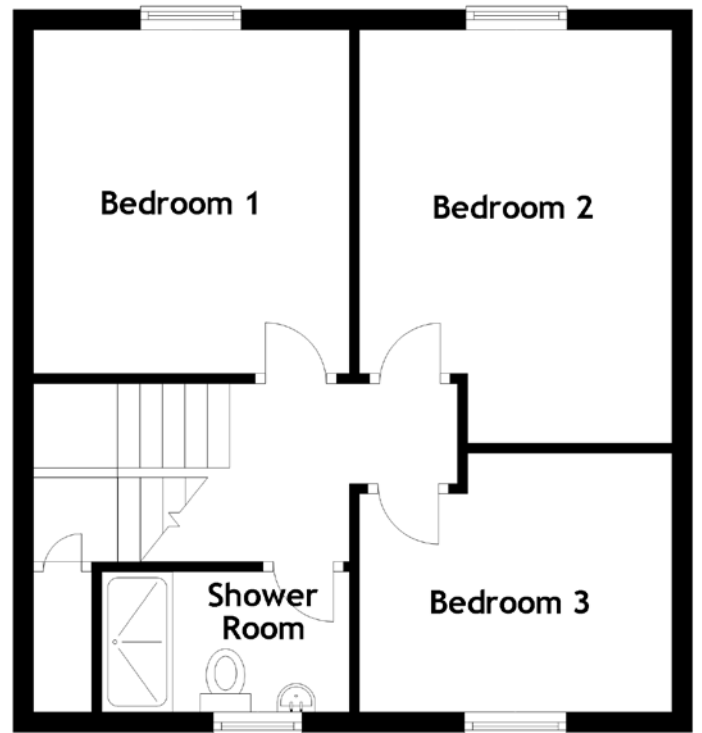
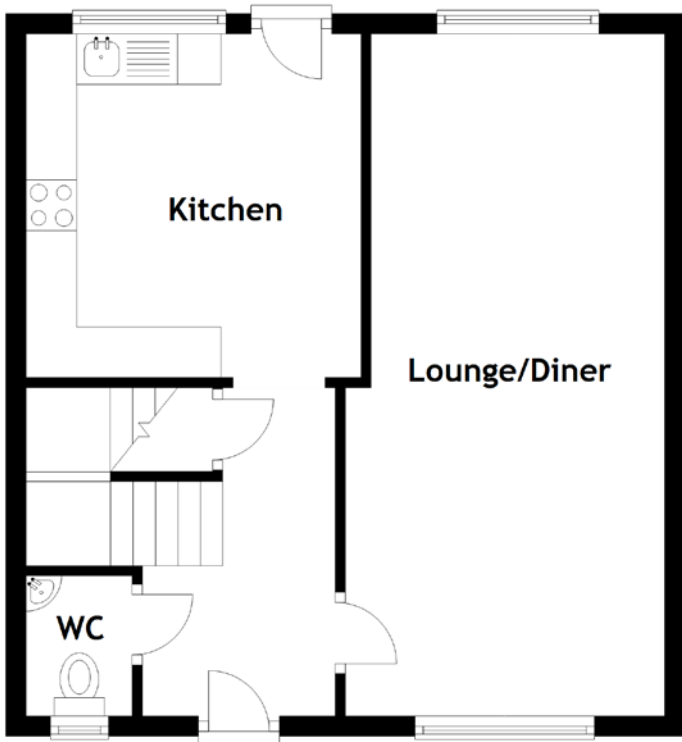
Furthermore, the property is enhanced by double glazing, gas central heating, and both front and private rear gardens. Positioned advantageously, the residence is less than a 10-minute walk from Harrysmuir Primary School and Inveralmond High School, adding to its appeal for families.

Early viewing is advised for the opportunity to secure this great property within a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

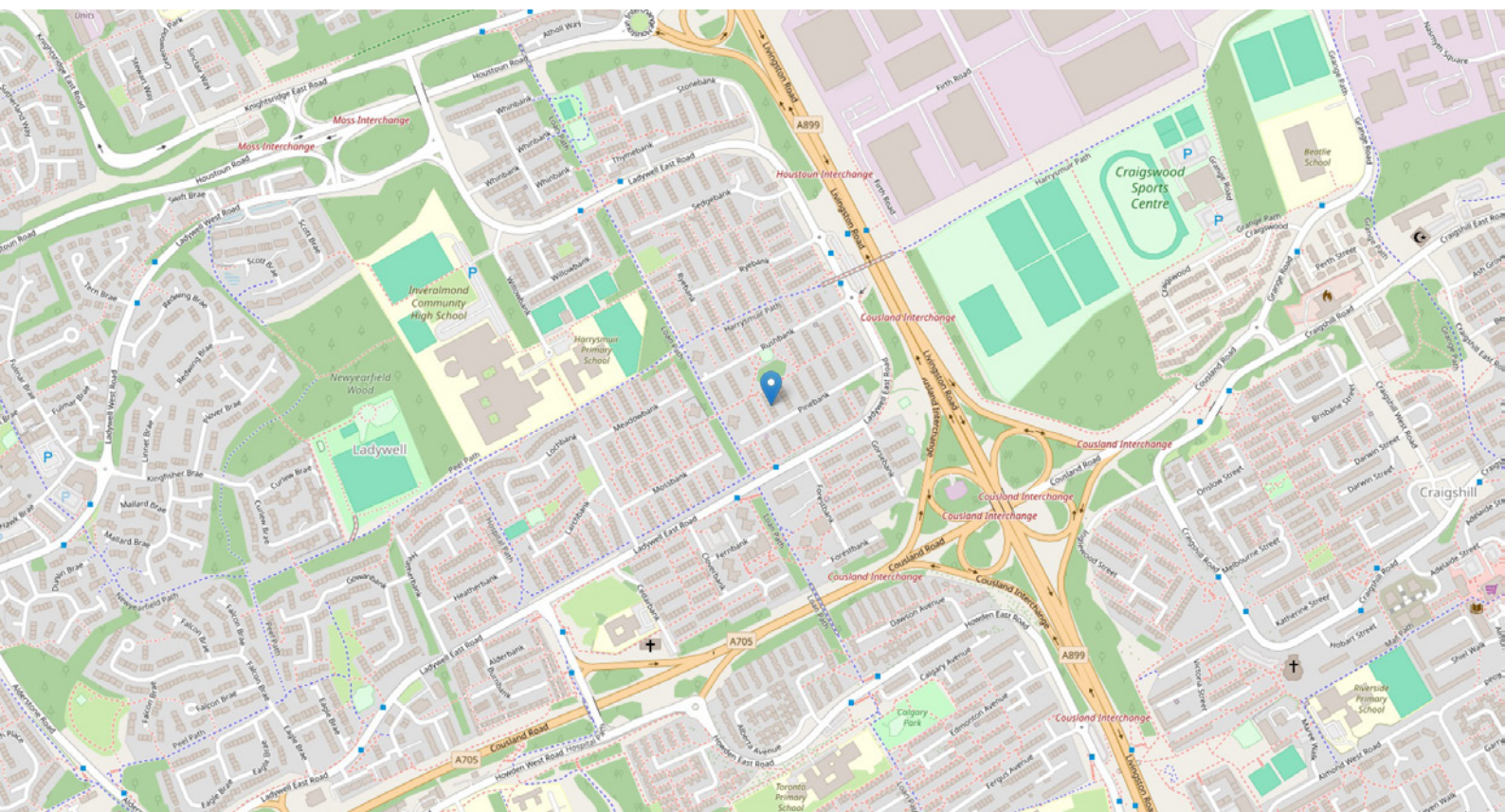


Approximate Dimensions (Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 6.75m (22'2") x 3.16m (10'4") |
| Kitchen | 3.40m (11'2") x 3.20m (10'6") |
| WC | 1.39m (4'7") x 1.05m (3'5") |
| Bedroom 1 | 3.45m (11'4") x 3.13m (10'3") |

| | |
|-------------|-------------------------------|
| Bedroom 2 | 4.09m (13'5") x 3.18m (10'5") |
| Bedroom 3 | 3.18m (10'5") x 2.56m (8'5") |
| Shower Room | 2.45m (8') x 1.39m (4'7") |

Gross internal floor area (m²): 86m²
EPC Rating: C



THE LOCATION

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.

In summary, Livingston's strategic location, modern amenities, and planned urban design make it a highly desirable destination within West Lothian, attracting individuals and families seeking convenience, connectivity, and a vibrant community atmosphere.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
EMMA LYNCH
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

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