




McEwan Fraser Legal

Solicitors & Estate Agents

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15 St. Andrews Way

DEANS, LIVINGSTON, EH54 8DJ



THE LOCATION

Livingston, West Lothian

Tucked away in the well-established residential suburb of Deans, this property benefits from a location that beautifully balances everyday convenience with a peaceful, community-focused atmosphere. Known for its family-friendly feel, Deans is a popular choice for homeowners and investors alike, offering a strong blend of local amenities, green spaces, and excellent transport connections. Residents enjoy easy access to a variety of nearby shops, cafés, and essential services, while larger retail and leisure options can be found at The Centre and Livingston Designer Outlet, both just a short drive away. The area is particularly well-suited to families, with several respected primary and secondary schools in the vicinity, as well as local parks, woodland walks, and play areas that add to its welcoming charm.

Commuters are well catered for, with Livingston North train station close by, providing regular and direct rail links to both Edinburgh and Glasgow. For those travelling by car, the nearby M8 motorway ensures swift access to Scotland's central belt and beyond.



15 ST. ANDREWS WAY

Deans, Livingston

McEwan Fraser Legal presents 15 St Andrews Way to the market. Discover the potential of this generously proportioned four-bedroom end-of-terrace home, ideally situated in the popular Deans area of Livingston. Offering approximately 980 sq ft of internal space, this property presents a fantastic opportunity for those seeking a full renovation project with scope to add real value.

Inside, the traditional layout unfolds across two levels. The ground floor features a spacious rear-facing lounge with excellent natural light – the perfect foundation for a future open-plan living and dining space. To the front, the kitchen offers a well-sized footprint, ready to be reimaged into a modern culinary hub.

Upstairs, four good-sized bedrooms are arranged off a central landing, offering flexibility for families, home workers, or investors looking to maximise rental yield. A centrally positioned bathroom completes the first floor, offering plenty of scope for upgrading.

Externally, the home benefits from a private front garden area and a fully enclosed rear garden, ideal for landscaping or outdoor entertaining. As an end-of-terrace, the property also enjoys the added bonus of side access and a greater sense of privacy.

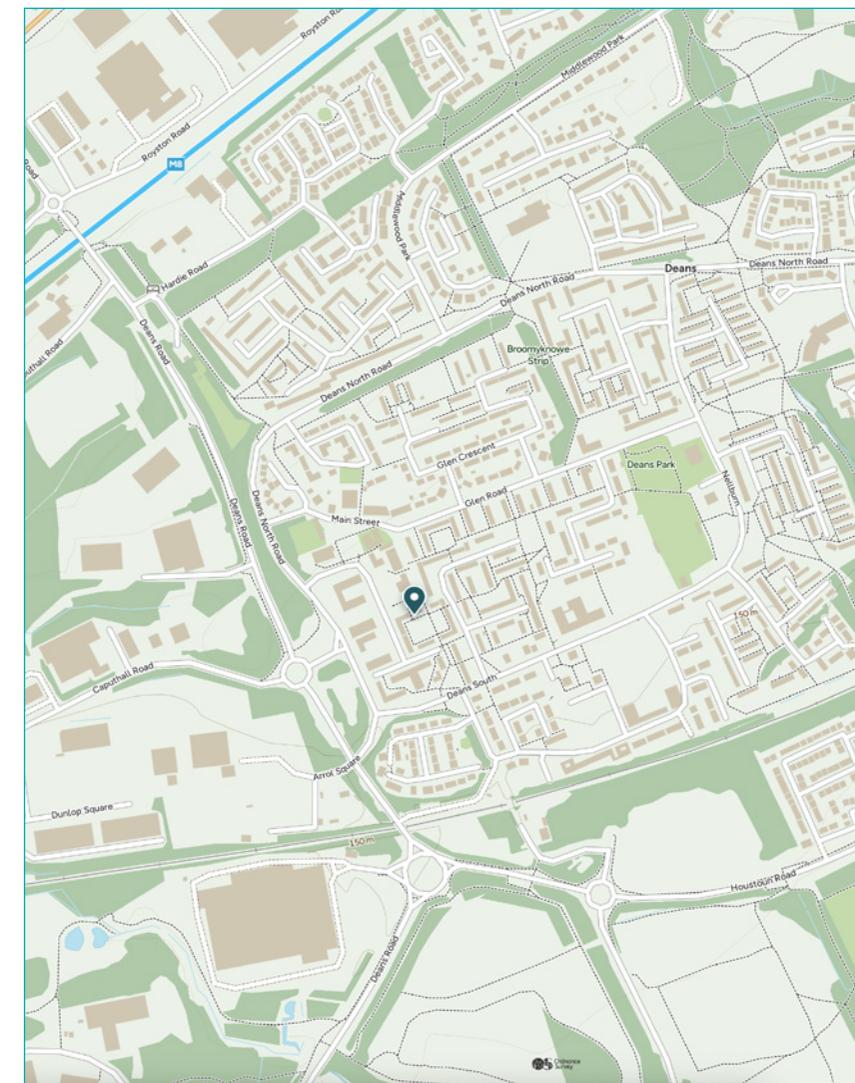
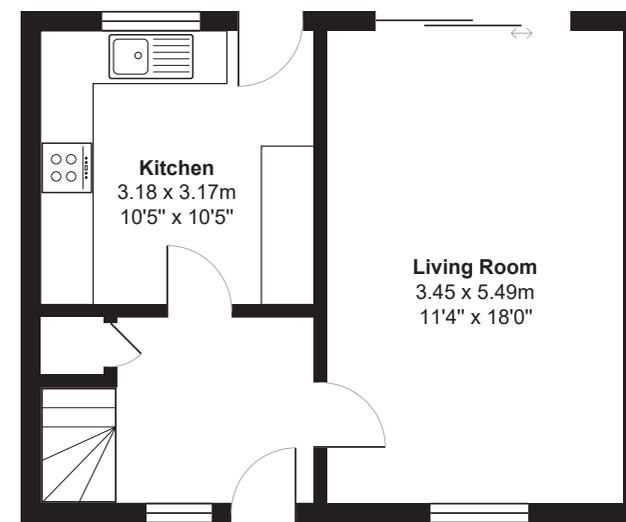
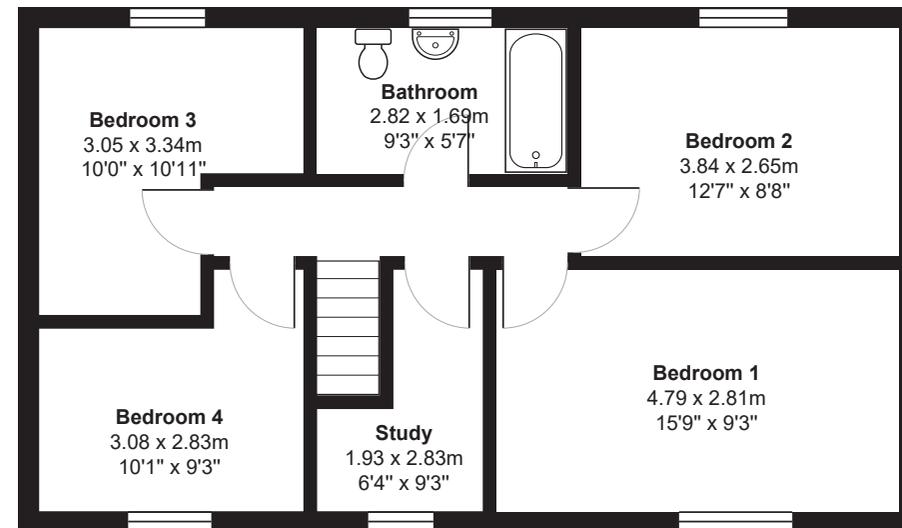
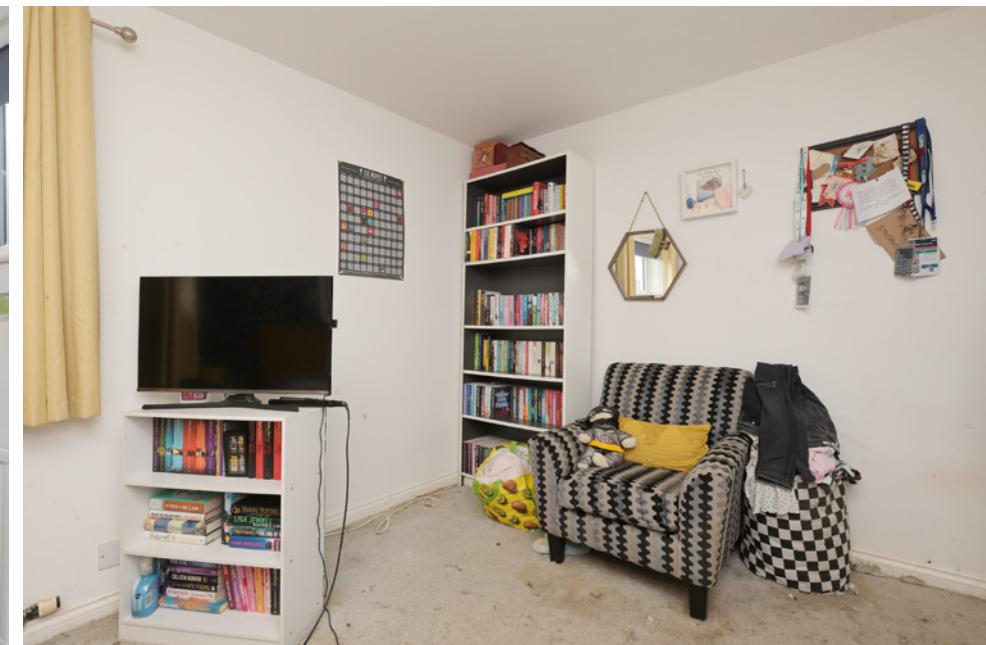
Positioned within easy reach of local amenities, schooling and commuter links, this is a superb opportunity for buyers ready to take on a project and unlock the full potential of a well-located home in Livingston.



KITCHEN
& LOUNGE



BEDROOMS & BATHROOM





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Part
Exchange
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