





# 40A Ballantyne Place

LIVINGSTON, WEST LOTHIAN, EH54 6TG

Livingston is a very popular location for families. The amenities are wide and varied, in particular, the shopping opportunities in the town centre are the best in West Lothian and include large national brand supermarkets, clothing retailers and much more. The town centre is less than ten minutes by car from the property. Education is well served by both primary and high schools provided locally.

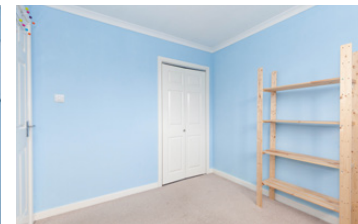
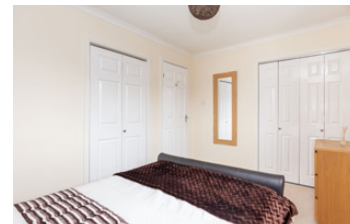
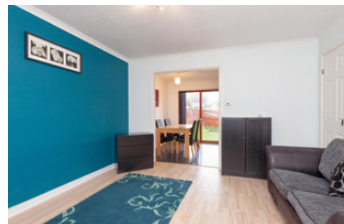
West Lothian College is a short distance to the property and the town is also close to the campus of Heriot-Watt University. Amenities are varied and include a good choice of restaurants together with sporting venues. Transport is key to Livingston, it is almost halfway between Edinburgh and Glasgow and has motorway links to both cities. A rail link is also available and Edinburgh International Airport is approximately twelve miles away with links to London and many international destinations.

McEwan Fraser is delighted to present this superb two double bedroom mid terraced villa to the market. An ideal starter home, the property is presented in very good order and internal viewing is highly recommended. In addition to well-proportioned living space, the property boasts gas central heating, double glazing and a driveway for off street parking.

Accommodation is focused on a generous and naturally bright living room, boasting ample floor space for a range of furniture configurations. A double door leads from the living room into the dining kitchen which runs the width of the property. The kitchen itself comprises a generous range of base and wall mounted units which offer excellent prep and storage space. The gas hob, electric oven and hood are integrated while space is provided for free standing appliances. A patio door opens onto the generous rear garden.

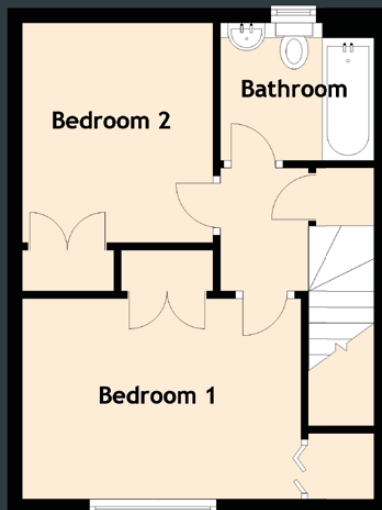
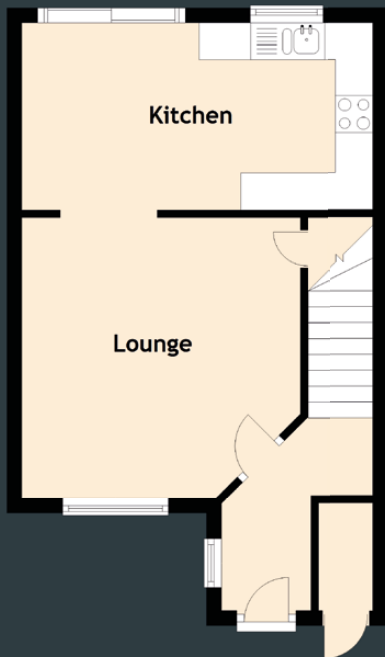
Climbing the stairs, the first-floor landing gives access to two bedrooms, a bathroom and a loft for additional storage. The master bedroom is a well-proportioned double with plenty of space for free standing furniture alongside two integrated wardrobes. The second bedroom is also a good double with integrated wardrobes. The internal accommodation is completed by a contemporary bathroom which is fully tiled and comes complete with a three-piece white suite with shower over bath.

A MUST SEE!





## FLOOR PLAN, DIMENSIONS & MAP



Lounge	3.81m (12'6") x 3.77m (12'4")
Kitchen	4.76m (15'7") x 2.53m (8'4")
Bedroom 1	3.57m (11'8") x 2.71m (8'11")
Bedroom 2	2.97m (9'9") x 2.58m (8'6")
Bathroom	2.03m (6'8") x 1.86m (6'1")

10. *Phragmites australis* (Cav.) Trin. ex Steud.



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Part  
Exchange  
Available

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Text and description  
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