




McEwan Fraser Legal

Solicitors & Estate Agents

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11 Meadowhead Terrace

ADDIEWELL, WEST CALDER, EH55 8PE



LOCATION

Meadowhead Terrace is situated within the village of Addiewell, West Lothian. The village has excellent road links to the M8, M9 and A71 as well as a train station with regular services running to Edinburgh and Glasgow. Local amenities include a Post Office, primary school and a good bus service. West Calder is nearby, providing additional amenities and professional services as well as the new West Calder High School.

Livingston is around seven miles from Addiewell. Livingston offers a superb selection of services 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.



11 MEADOWHEAD TERRACE

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McEwan Fraser is delighted to present this fantastic three bedroom semi-detached house to the market. The property sits on an exceptionally generous plot with large front and rear gardens, extensive driveway and a detached garage. Internally, the house is good order and would represent an excellent starter home for a young couple or family.

The accommodation is focused towards a generous reception room which is naturally bright and finished to a lovely contemporary standard. The floor space on offer gives the flexibility for a variety of different furniture configurations. The kitchen sits behind the lounge and has been refitted to an excellent standard. There is a complete range of base and wall mounted units which offer excellent prep and storage space for the aspiring chef. There are a range of integrated appliances including a gas hob, electric oven, fridge freezer, slimline dishwasher and washing machine. The ground floor is completed by an ample bathroom which includes a three piece suite with shower over bath. Climbing the stairs, there are three good sized bedrooms, two of which include integrated wardrobes. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

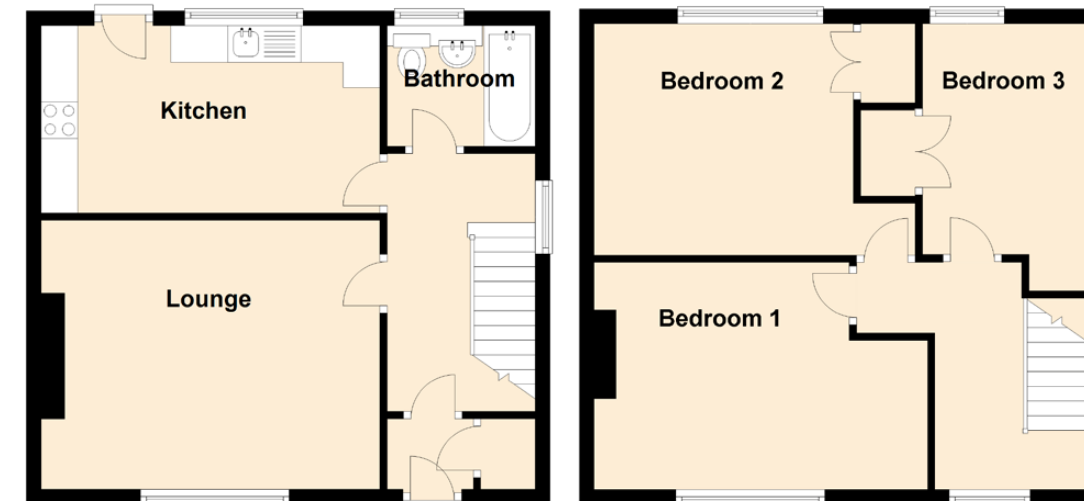
Externally, the garden are incredibly impressive for a property of this size. The rear garden in particular benefits from decking and an extensive lawn.





SPECIFICATIONS

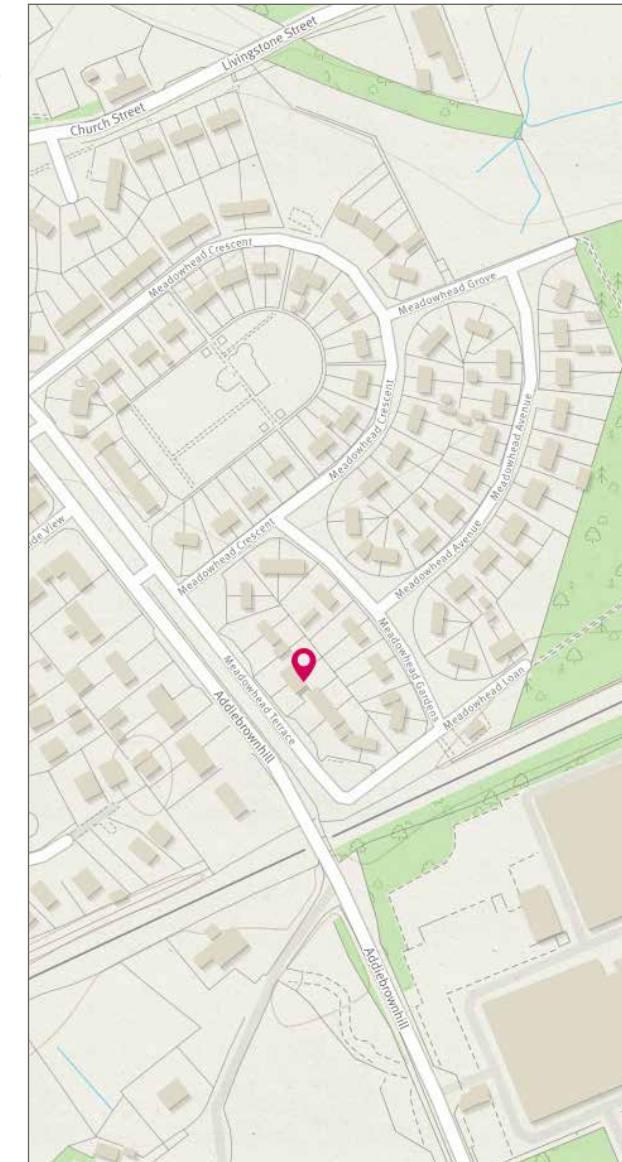
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.62m (15'2") x 3.66m (12')
Kitchen	4.52m (14'10") x 2.55m (8'4")
Bedroom 1	4.55m (14'11") x 3.09m (10'2")
Bedroom 2	4.38m (14'4") x 3.15m (10'4")
Bedroom 3	3.14m (10'4") x 2.26m (7'5")
Bathroom	2.02m (6'8") x 1.64m (5'5")

Gross internal floor area (m²): 89m² | EPC Rating: D





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Part
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