




McEwan Fraser Legal

Solicitors & Estate Agents

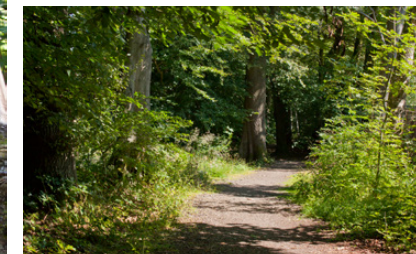
01506 537 100

11 Glen Crescent

DEANS, LIVINGSTON, WEST LoTHIAN, EH54 8BW

LIVINGSTON

WEST LoTHIAN



Livingston is situated in the heart of West Lothian, only a few miles west of the Edinburgh city boundary. Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as is Falkirk, Stirling and the Forth Bridges. Livingston North Railway Station is approximately 1.5 miles away and provides a direct link into Edinburgh Waverly Station which only takes a matter of twenty minutes.

The Almondvale Centre provides every possible facility, amenity and service, The widest possible choice of shopping, can be found here all within an enclosed shopping precinct. Livingston provides a high level of amenities. Deer Park Golf and Country Club offers an impressive array of activities and is home to Livingston's own Championship Golf Course. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium.



McEwan Fraser Legal is delighted to present this spacious three double bedroom semi detached house to the market. Sitting on a generous plot with large garden and off street parking, the house boasts excellent proportions in all rooms and is presented to the market in good order. There are some finishing touches needed inside which makes this the perfect property to make your own mark on. The property benefits from gas central heating and double glazing.

Accommodation is focused towards a generous reception room. A large picture window makes for a naturally bright room and there is ample space for a large suite and additional free standing furniture.

The kitchen sits behind the lounge and comes with a full range of base and wall mounted units affording excellent prep and storage space. The kitchen is finished in white gloss with tiled splash back. Gas hob and electric oven are integrated while space is provided for further free standing appliances.

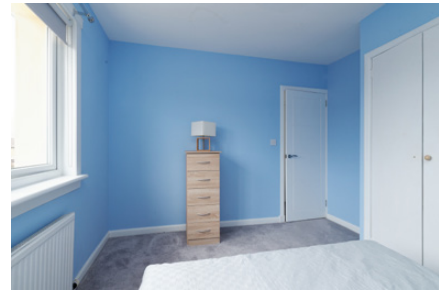
Ground floor accommodation is completed by the bathroom which is tiled and boasts a three piece white suite with mains shower over bath.

Climbing the stairs, there are three double bedrooms and access to a large loft for additional storage. All three bedroom include built in storage.

Externally, there is a paved driveway for two or three cars, a low maintenance front garden and a large rear garden with patio area.

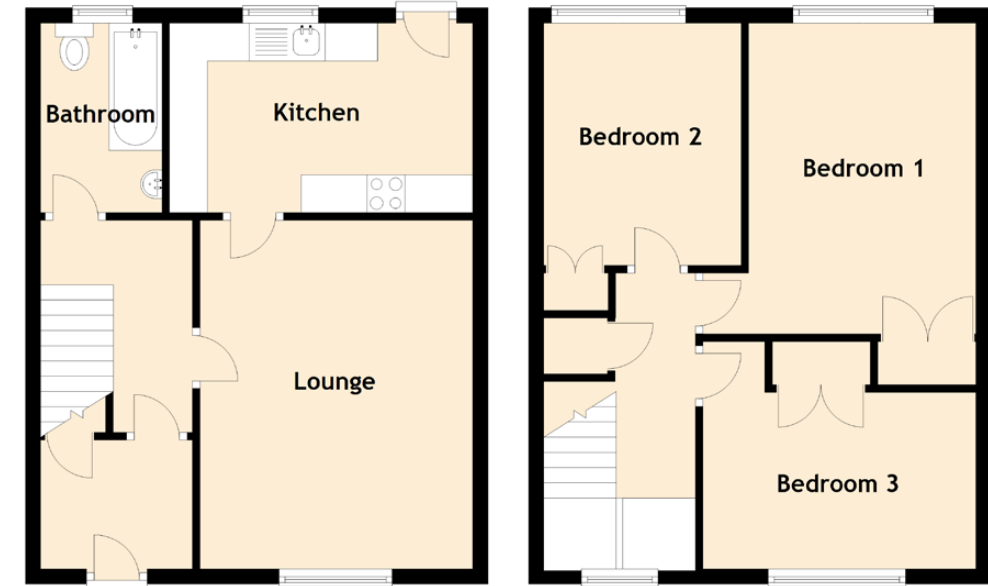
Viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

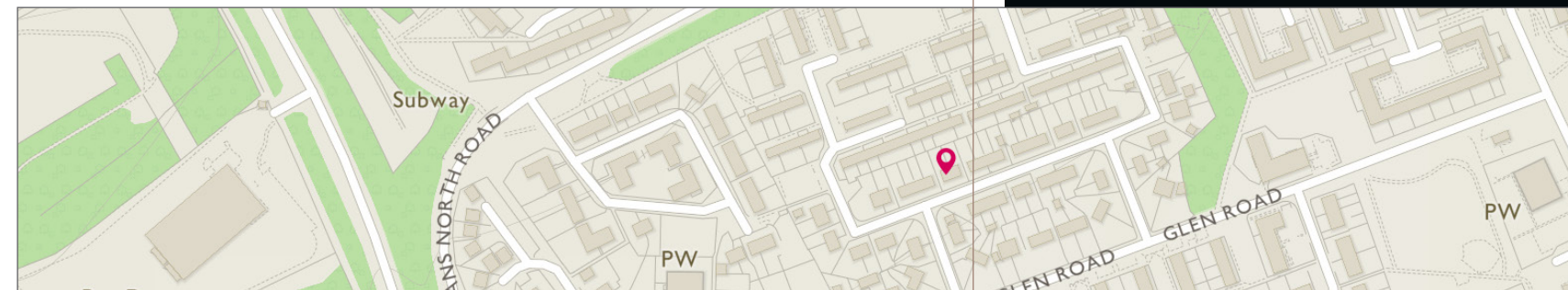


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	4.00m (13'1") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 2.00m (6'7")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m²): 87m²

EPC Rating: C





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Part
Exchange
Available

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