

5 Spruce Grove

LIVINGSTON, EH54 5NG



**This property is subject
to a buyer's premium**



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Viewing is highly recommended to fully
appreciate this excellent family home.*



McEwan Fraser Legal is delighted to present this generous three-bedroom, mid-terraced, house to the market. Internally the property is presented in immaculate condition and internal viewing is highly recommended to fully appreciate this excellent family home.

LIVING ROOM/KITCHEN



Internal accommodation is focused on the open-plan kitchen/living room on the ground floor. The kitchen comprises a good range of base and wall mounted units with integrated hob and oven. Space is provided for a full range of free-standing appliances. Neutrally decorated and finished with stunning tiled flooring, patio doors allow access out to the large conservatory area. There is ample floor space for a variety of different furniture configurations to suit individual taste and requirements.



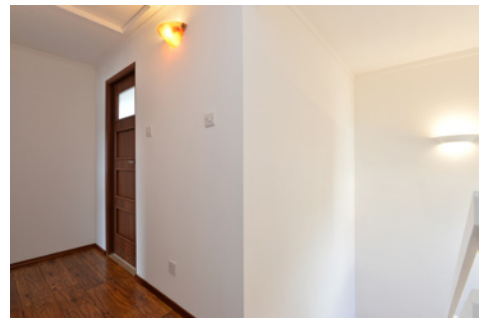
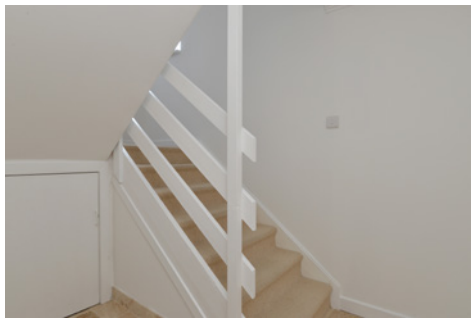
CONSERVATORY



SHOWER ROOM

Completing the downstairs accommodation is the shower room which has been recently installed and very modern.





There are three bedrooms located on the upper floor. The master bedroom is a spacious room with plenty of space for a larger frame bed and supporting free standing storage as well as built-in wardrobes. There are a further two bedrooms, one single and one double. Accommodation on this level is completed by a stylish modern shower room.

BEDROOM 1



BEDROOM 2 & 3



SHOWER ROOM

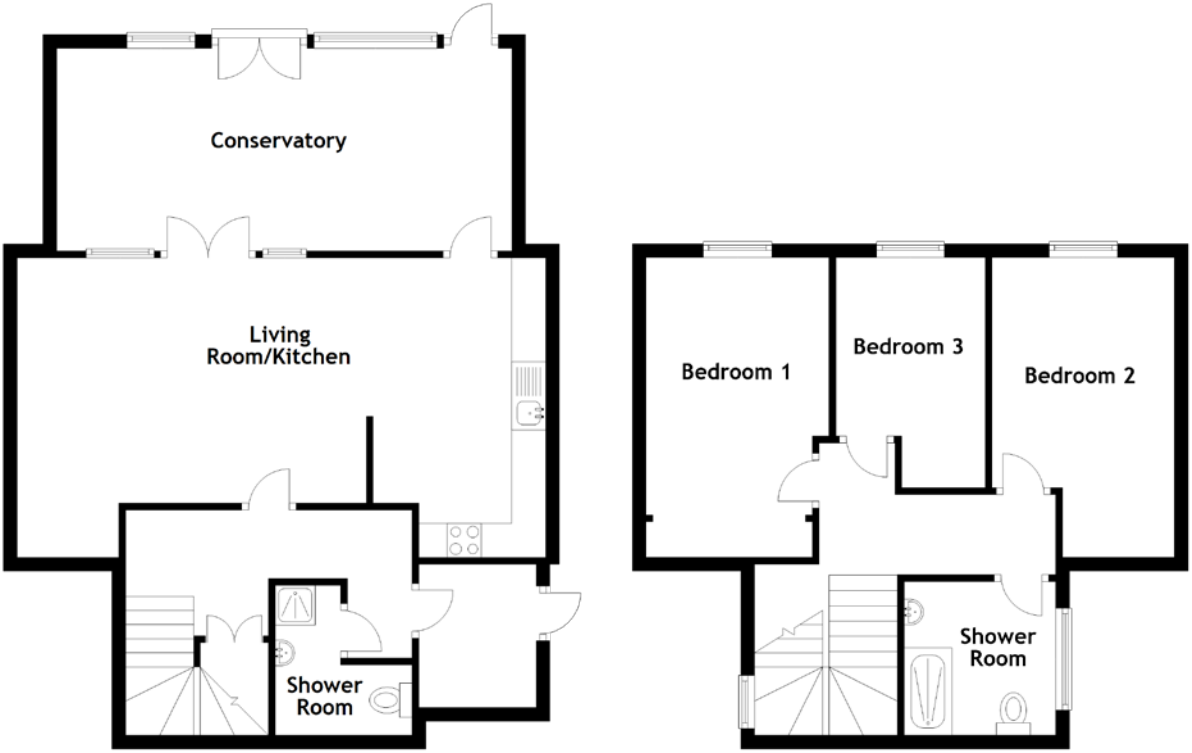


Externally there are private gardens to the rear and ample residents parking in the immediate area.

GARDEN



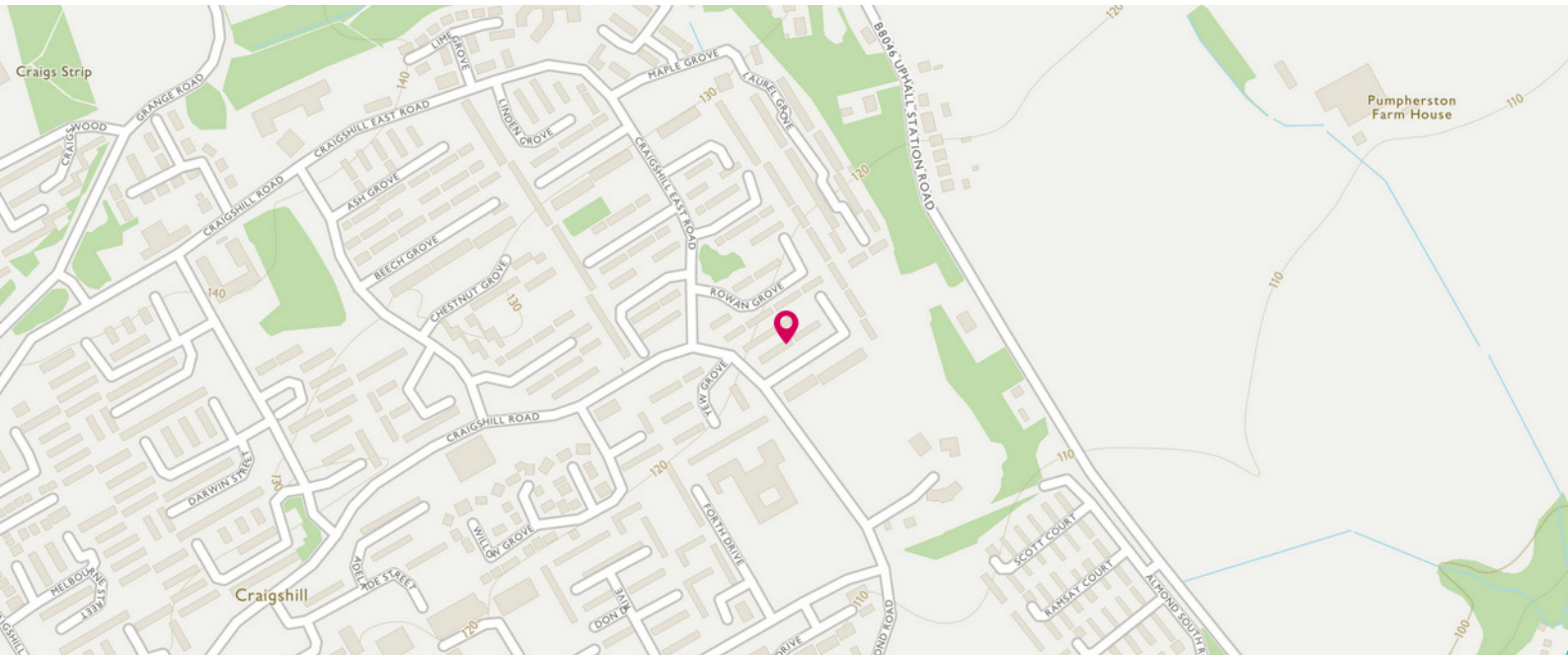
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor		First Floor	
Living Room/Kitchen	7.75m (25'5") x 4.39m (14'5")	Bedroom 2	4.22m (13'10") x 2.67m (8'9")
Conservatory	6.58m (21'7") x 2.97m (9'9")	Bedroom 3	3.37m (11'1") x 2.19m (7'2")
Shower Room	2.20m (7'2") x 2.01m (6'7")	Bedroom 1	3.77m (12'4") x 2.72m (8'11")
		Shower Room	2.25m (7'5") x 2.05m (6'9")

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



THE LOCATION

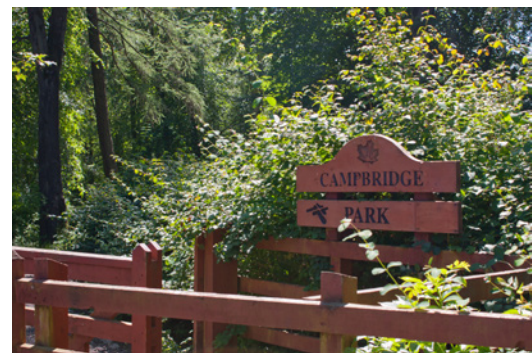
Located in the popular residential area of Craigshill, an area in the heart of Livingston. It is close to local amenities, including St John's Hospital, and is well served by bus services and schools. Nearby Livingston North is a mainline train station with frequent services to Edinburgh and Glasgow.





Livingston offers a superb selection of amenities 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.

The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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