



*Spacious Three Bedroom Flat In This  
Desirable Development with Beautiful Views*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in the desirable Deerpark. The property is in walk-in condition having been well cared for by the current owners and benefits from beautiful views of the golf course and hills in the distance.

# THE LOUNGE/KITCHEN



Inside, the property comprises of:

- The living area is situated in the open plan kitchen dining area and is flooded with natural light as well as offering various possibilities of furniture arrangements.
- Fully equipped kitchen which is modern and is in the open plan living room. The kitchen comes with a gas hob, fan oven and benefits from fully integrated appliances.



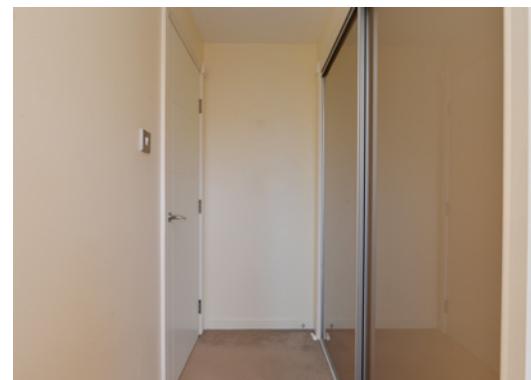


- The property benefits from two bathrooms, one of which is the modern en suite shower room off the master bedroom. Fitted with a large double shower and is bright and spacious. The other is the main family bathroom which comes fitted with a modern white three-piece suite.
- There are three spacious double bedrooms which include integrated storage and the master benefits from a modern en suite shower room.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

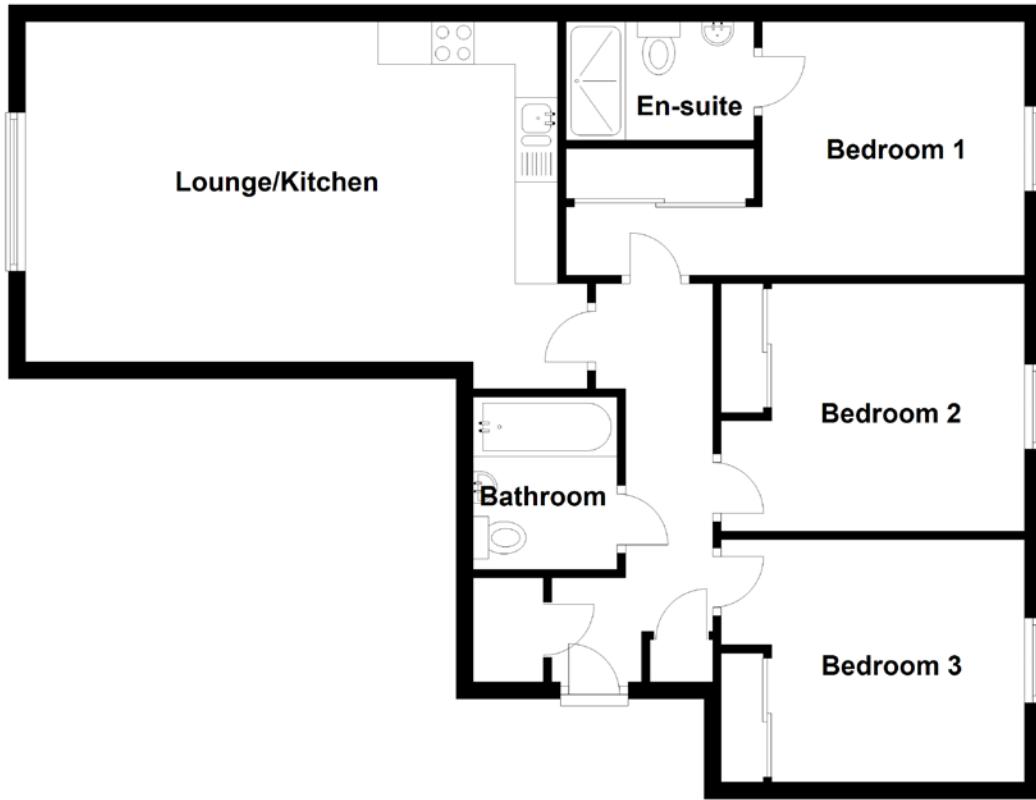


In addition, the property includes parking, large communal grounds. This is a rare opportunity to acquire a property in the area with such fantastic views.

## EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

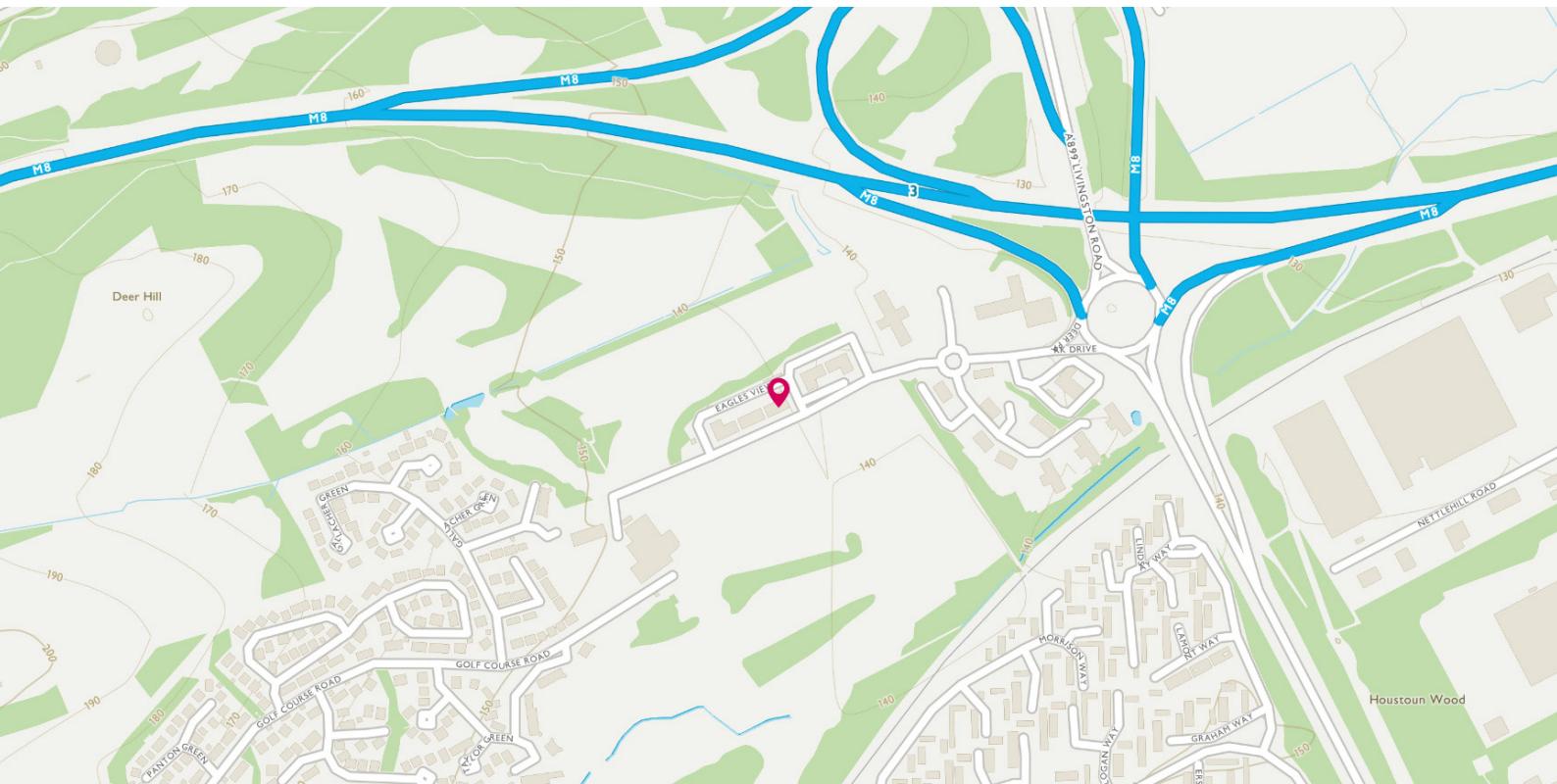


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen      6.28m (20'7") x 4.33m (14'2")  
Bedroom 1            5.41m (17'9") x 2.99m (9'10")  
En-suite              2.22m (7'3") x 1.40m (4'7")

Bedroom 2            3.58m (11'9") x 2.92m (9'7")  
Bedroom 3            3.58m (11'9") x 2.86m (9'5")  
Bathroom             2.03m (6'8") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

For those who are entirely unfamiliar with the area, Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy. 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 are Falkirk, Stirling, the Forth Bridge and all points north.

Livingston North Railway Station is a comfortable walk from the property. The trip from there offers a direct link into Waverley Station, the very heart of Edinburgh which takes only a matter of twenty minutes. Local shopping could scarcely be more convenient.





The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course.

Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium. Nearby, for those who prefer wide-open spaces, the Almond Valley, following the course of the River Almond, provides pleasant country-like walks as well as a trim course and riverside gardens.



# McEwan Fraser Legal

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