

79 Fells Rigg

CARMONDEAN, LIVINGSTON, WEST LOTHIAN, EH54 8PB



This lovely mid-terraced house benefits from excellent internal proportions which include a through-lounge and a large kitchen



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McEwan Fraser is delighted to present this lovely mid-terraced house to the market. Offered in excellent condition, the property benefits from excellent internal proportions which include a through-lounge and a large kitchen alongside two double bedrooms and a large single bedroom. Further benefits include gas central heating, double glazing, and the property has recently been reclad and insulated.

THE LOUNGE



Internal accommodation is focused towards a spacious through lounge that is naturally bright with a picture window to the front and French doors to the rear. The lounge is finished with laminate floor flooring and has ample space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.



THE KITCHEN



doors to the rear. The lounge is finished with laminate floor flooring and has ample space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. The kitchen is adjacent to the living room and comes with plenty of storage and space for a breakfast table. There is a full range of base and wall-mounted units, topped with wooden worksurfaces, and arranged around freestanding appliances. The ground floor is completed by a welcoming entrance hallway which has integrated storage and a WC.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a loft for additional storage. Bedroom one is a large double with lots of natural light and plenty of space for a full range of freestanding bedroom furniture. Bedroom two is a further large double bedroom with fitted storage and plenty of space for a full suite of bedroom furniture. Bedroom three is a well-proportioned single. The accommodation is completed by a shower room with a large shower cubicle, white suite, and contemporary finish.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

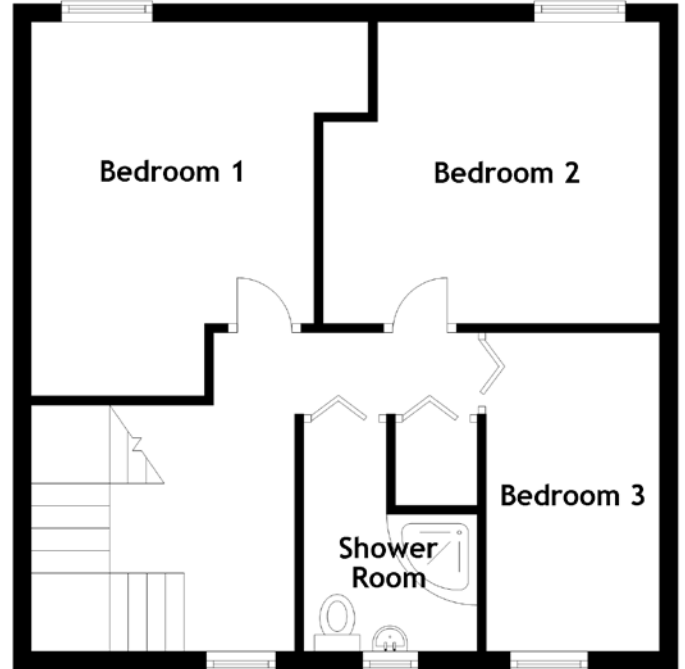
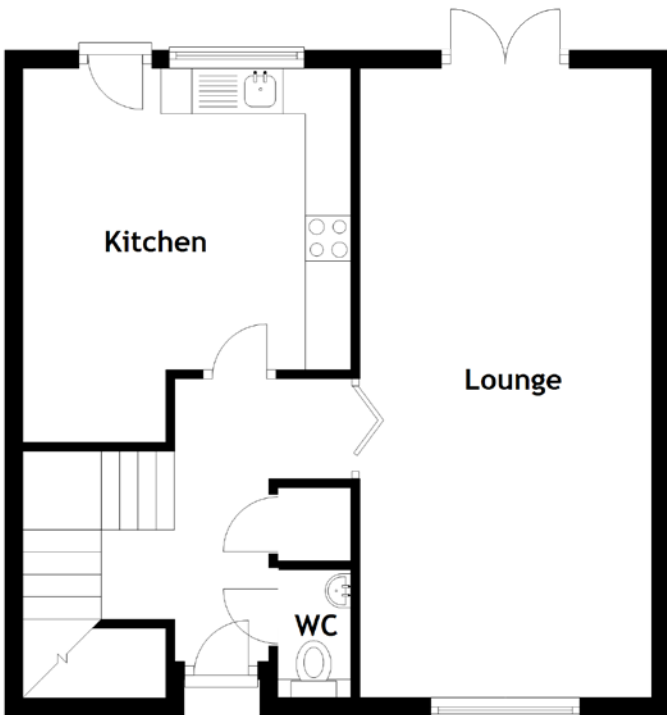


Externally, there is a private, sheltered front garden set behind a low fence which has a small lawn and mature flower beds. The low-maintenance, south-facing rear garden is fully enclosed and sheltered, a real sun trap and perfect for sitting in the summer evenings.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

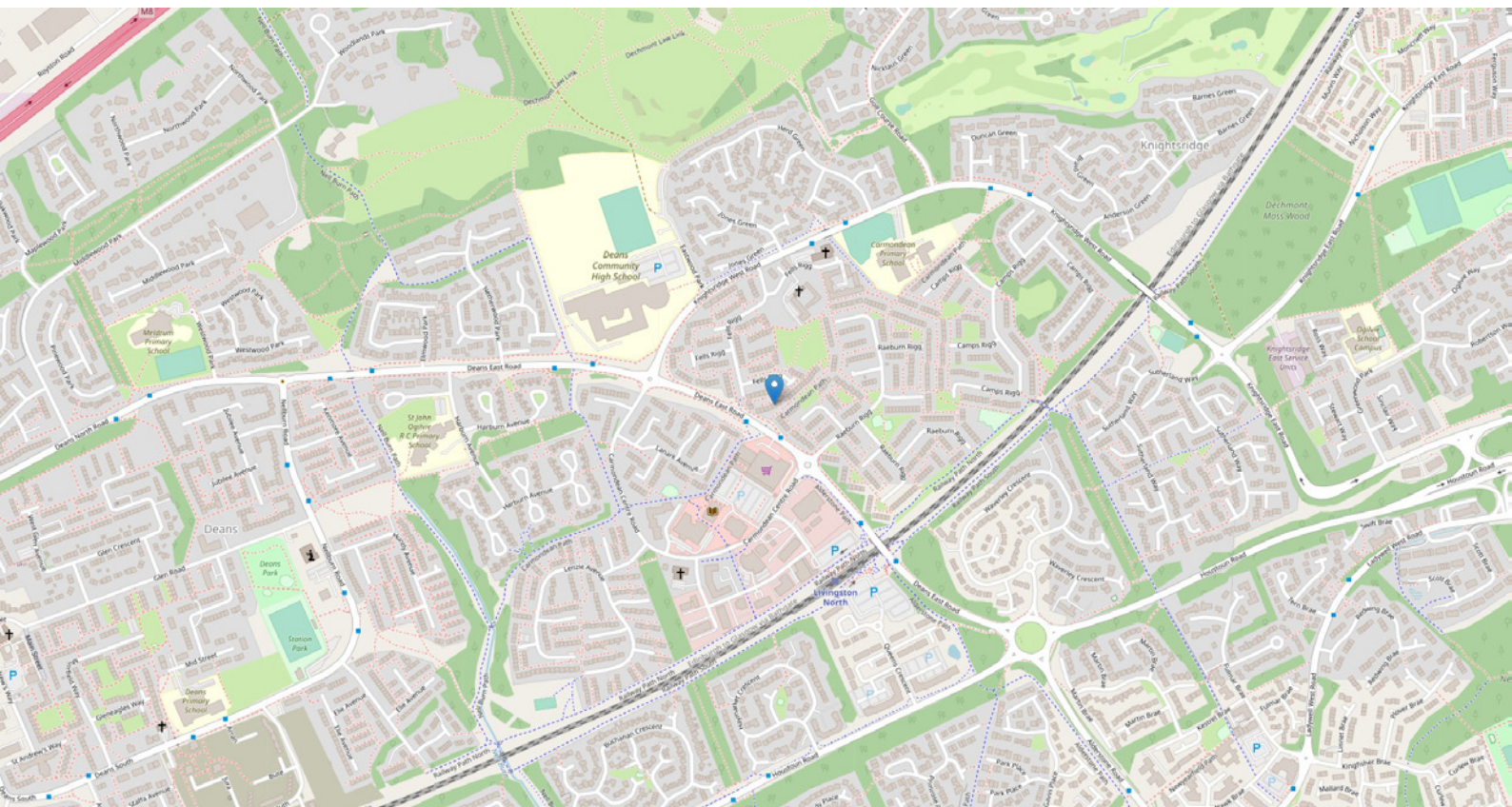


Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 3.20m (10'6")
Kitchen	4.10m (13'5") x 3.60m (11'10")
WC	1.40m (4'7") x 0.80m (2'7")
Bedroom 1	4.10m (13'5") x 2.00m (6'7")

Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 1.90m (6'3")
Shower Room	2.50m (8'3") x 1.90m (6'3")

Gross internal floor area (m²): 96m²
EPC Rating: C



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 South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. 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.



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