



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Rowan Grove**

CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5JA



# Livingston

WEST LOTHIAN, EH54 5JA

The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and MacArthur Glen Outlet Centre.

Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by a mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Golf and Country Club.





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McEwan Fraser is delighted to present this extended three bedroom end terraced house to the market. Presented in good internal order, the property boasts generous accommodation over two floors and would make an excellent starter home or sound buy to let investment. Internal viewing is highly recommended.

Internally, accommodation is focused towards and generous lounge and an extended dining kitchen on the ground floor. The lounge boasts plenty of floor space for a range of different furniture configurations. The kitchen comprises an ample range of base and wall mounted units which provide excellent prep and storage space. A rear extension to the kitchen allows either a dining area or additional seating. The ground floor also includes a wet room style shower room which means that the main reception could be used as an additional bedroom for someone with mobility issues.

Climbing the stairs, there are three double bedroom and a modern bathroom with a three piece suite and shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.







# Specifications & Details

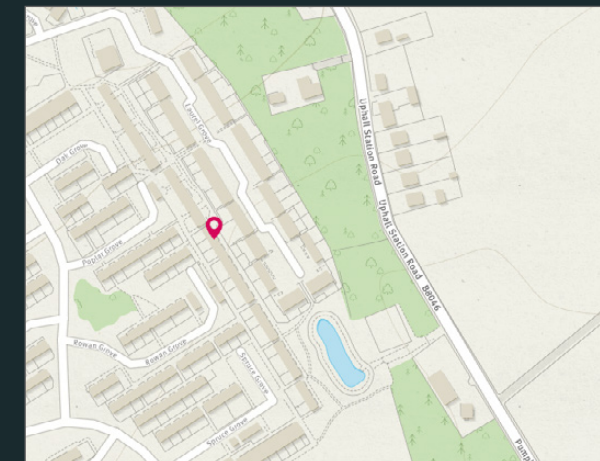
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.39m (14'5") x 3.94m (12'11")
Kitchen	3.70m (12'2") x 3.13m (10'3")
Dining Room	3.99m (13'1") x 3.89m (12'9")
Bedroom 1	4.47m (14'8") x 2.64m (8'8")
Bedroom 2	4.34m (14'3") x 2.77m (9'1")
Bedroom 3	3.45m (11'4") x 2.20m (7'3")
Shower Room	2.13m (7') x 2.04m (6'8")
Bathroom	2.23m (7'4") x 2.00m (6'7")

Gross internal floor area (m²): 98m² | EPC Rating: D





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