




McEwan Fraser Legal

Solicitors & Estate Agents

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205 Camps Rigg

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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 several country parks, country walks and for the golfing enthusiast, Deer Park Golf and Country Club.



205

CAMPS RIGG



McEwan Fraser Legal is delighted to present this 4 bedroom house in the heart of a popular residential location in Livingston. The property is in walk-in condition. The house showcases excellent transport links. Inside, the property comprises of:

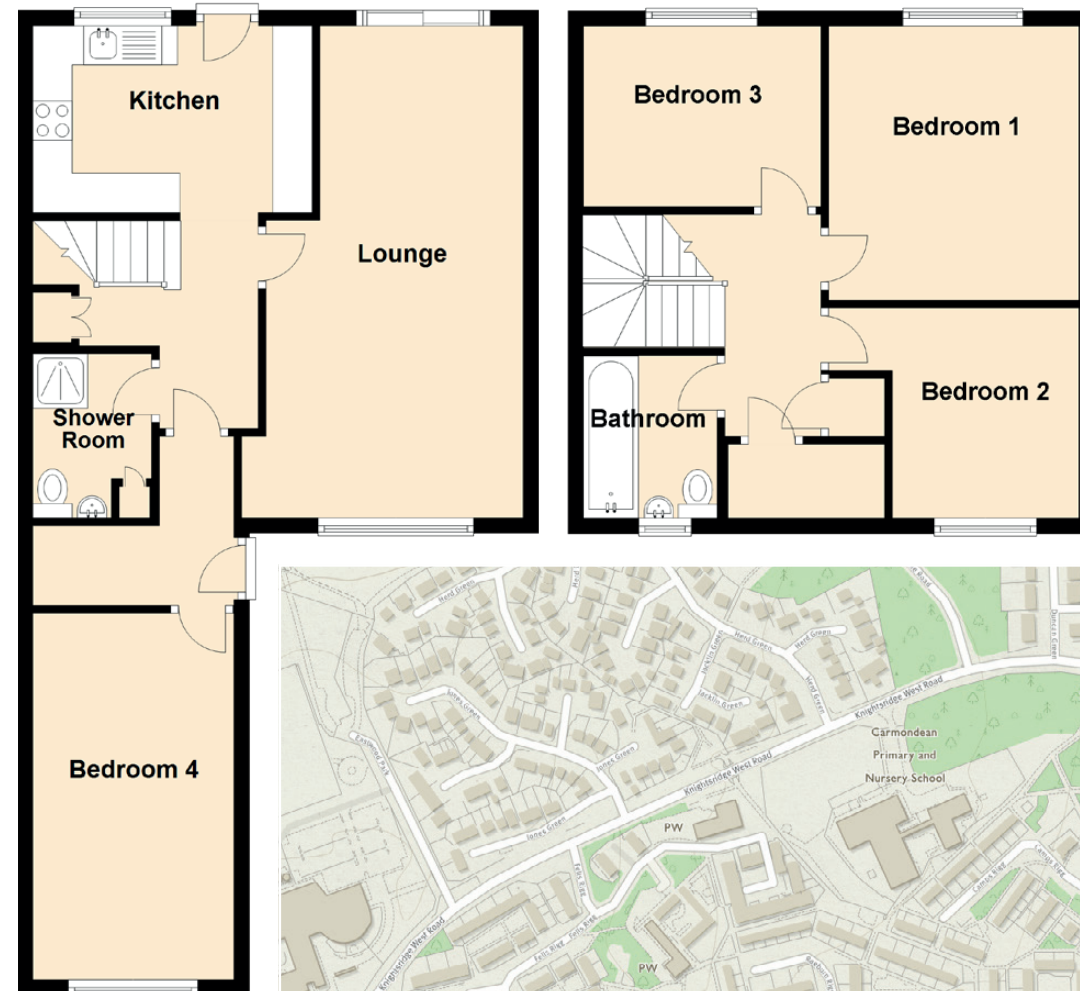
- Fully equipped kitchen
- Modern floor and wall mounted units
- Spacious living area with patio doors to garden
- 4 bedrooms which include one on the ground floor.
- Family bathroom

In addition to this, the property includes parking to the front drive and front and back garden. This is a good opportunity to acquire a family home in a fantastic location.



PROPERTY SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 3.60m (11'10")
Kitchen	3.57m (11'9") x 2.39m (7'10")
Bedroom 1	3.52m (11'7") x 3.22m (10'7")
Bedroom 2	3.22m (10'7") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.38m (7'10")
Bedroom 4	5.00m (16'5") x 2.35m (7'9")
Bathroom	2.00m (6'7") x 1.89m (6'2")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 94m²
EPC Rating: D

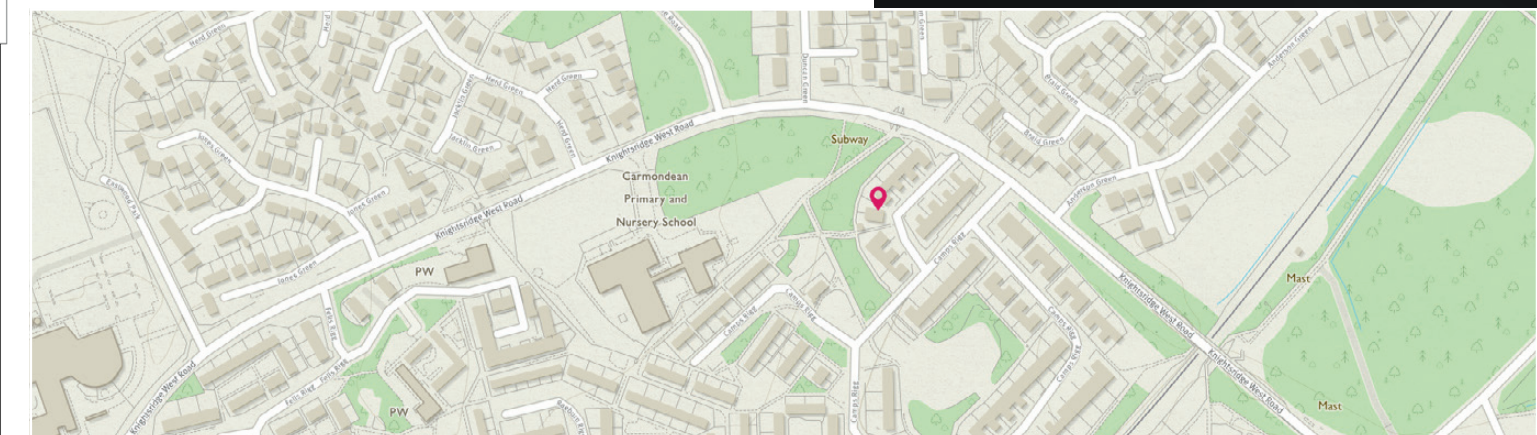


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**Part
Exchange
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