



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**28 Corston Park**

LIVINGSTON, WEST LOTHIAN, EH54 5NT





# LIVINGSTON WEST LoTHIAN

Corston Park is 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.





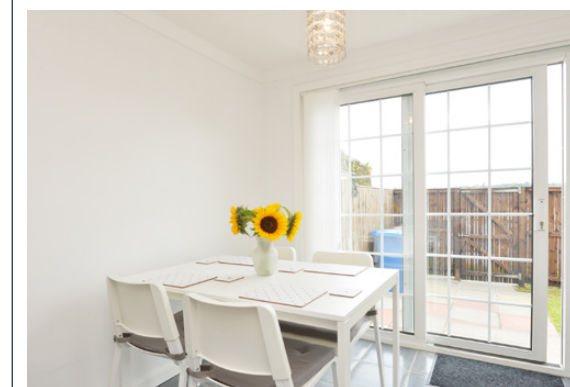
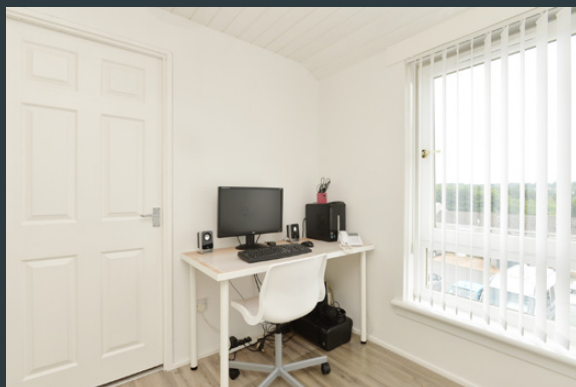
# 28 CORSTON PARK

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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.

Internal accommodation is focused towards a charming reception room on the upper floor. Neutrally decorated and finished with stylish laminate flooring, a large picture window creates a naturally bright and engaging room. There is ample floor space for a variety of different furniture configurations to suit individual taste and requirements. The master bedroom is also located on the upper floor. This is an ample double bedroom with plenty of space for a larger frame bed and supporting free standing storage. Accommodation on this level is completed by a stylish modern shower room which has been fitted to an exacting standard. On the lower level, there are two further generous bedrooms, a WC and a dining kitchen. 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.

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

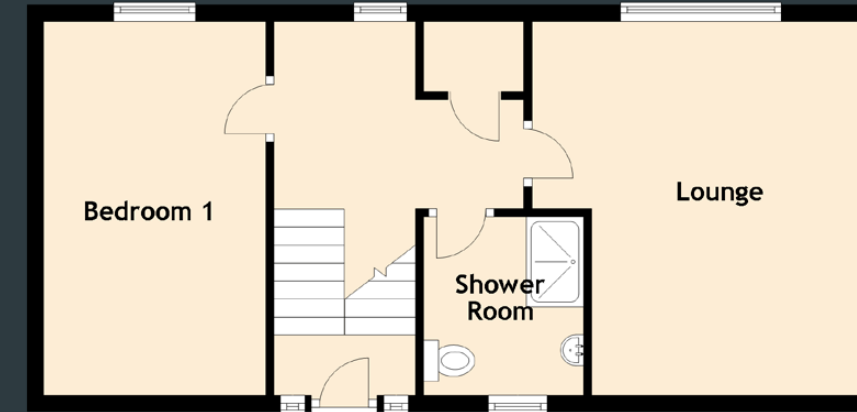
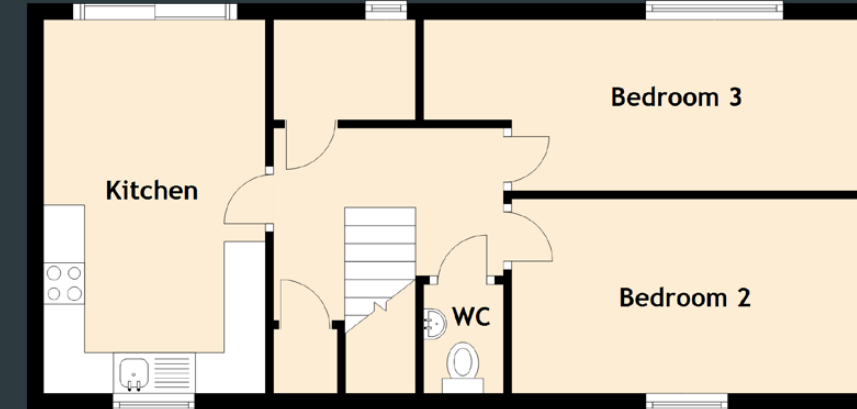






# SPECIFICATIONS

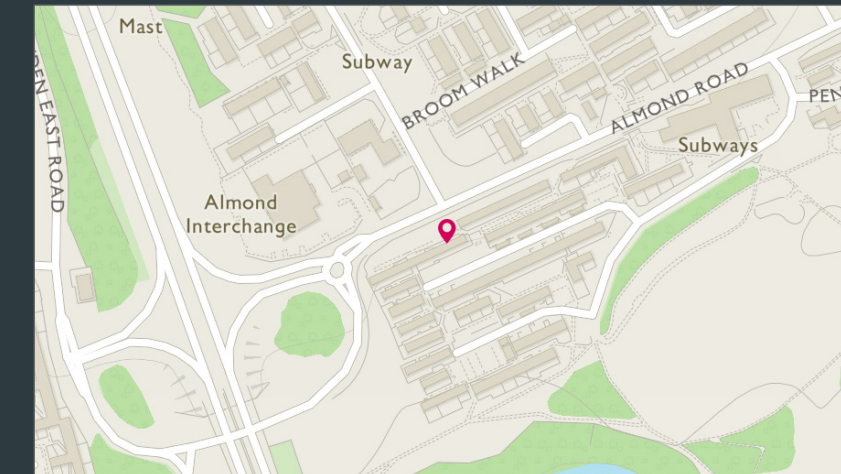
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.55m (14'11") x 4.07m (13'4")
Kitchen	4.55m (14'11") x 2.71m (8'10")
Bedroom 1	4.55m (14'11") x 2.71m (8'11")
Bedroom 2	4.32m (14'2") x 2.33m (7'8")
Bedroom 3	5.23m (17'2") x 2.08m (6'10")
Shower Room	2.17m (7'1") x 1.95m (6'5")
WC	1.33m (4'4") x 0.82m (2'8")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: C





  
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**Part  
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 Available**

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