

# 65 Herd Green

LIVINGSTON, WEST LOTHIAN, EH54 8QA



*SPACIOUS THREE BEDROOM  
DETACHED BUNGALOW*



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McEwan Fraser is delighted to present this spacious three-bedroom detached bungalow to the market in walk in condition. The property occupies a generous plot with driveway and detached garage. The property is presented in very good internal order and early viewing is highly recommended.







Entering the property, you find yourself in the entrance foyer, leading into the very generous living room. The large window to the front of the house lets in floods of natural light and the ample floor area leaves a multitude of options to configure your furniture to a style that suits you. Moving further into the property, a central hallway gives access to all three bedrooms, a modern three-piece bathroom suite with a walk-in shower and an integrated storage cupboard. All three bedrooms benefit from integrated wardrobes and plenty of light coming through large, double-glazed windows. The kitchen offers a generous range of base and wall-mounted units offering plenty of work and storage space along with an integrated oven and induction hob. The door to the rear of the kitchen leads you to a well-maintained, private rear decking area, perfect for sitting out on those sunny days.



# The Kitchen



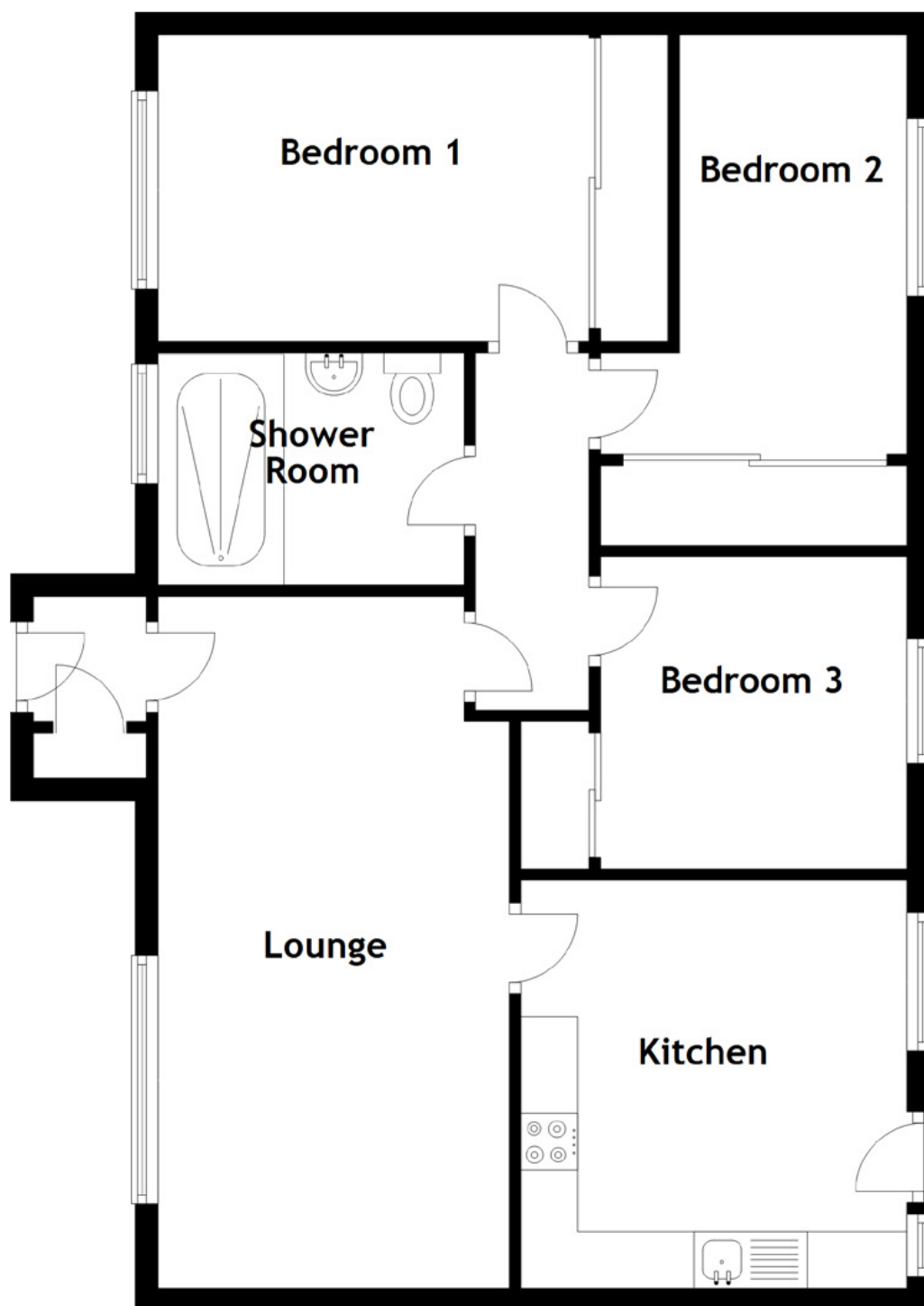


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### Approximate Dimensions

(Taken from the widest point)

Lounge	6.10m (20') x 3.10m (10'2")	Shower Room	2.70m (8'10") x 2.05m (6'9")
Kitchen	3.60m (11'10") x 3.40m (11'2")		
Bedroom 1	3.80m (12'6") x 2.70m (8'10")	Gross internal floor area (m <sup>2</sup> ): 73m <sup>2</sup>	
Bedroom 2	3.70m (12'2") x 2.70m (8'10")	EPC Rating: C	
Bedroom 3	2.70m (8'10") x 2.50m (8'2")		



Externally, the property enjoys low maintenance to the front and side, with decking out the back. To one side there is a driveway that gives access to the detached garage.





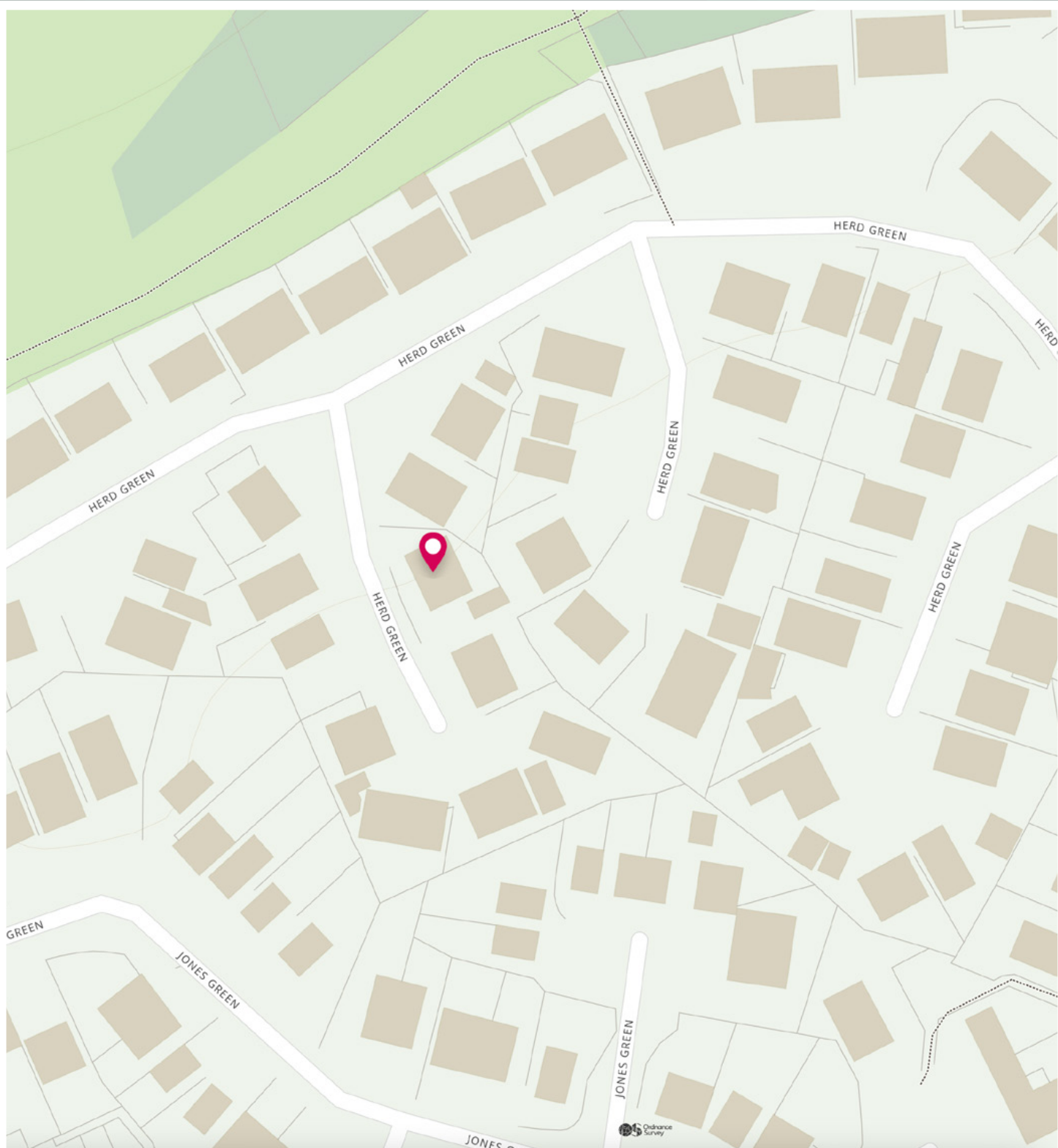


Livingston lies 30 miles away from Glasgow and 12 miles from Edinburgh and sits on the southern edge of the Almond Valley. It is bounded by a ring road and has been purposely planned, distinguishing it from West Lothian's other town centers. It features one of the largest indoor shopping and leisure complexes in Scotland, The Centre, and the Livingston Designer Outlet.

Livingston is one of the largest and most popular places within West Lothian, this is due to all the amenities the town offers. It provides the ease to which people can conveniently access to airports and motorways, making Livingston a popular area for both families and professionals. As Livingston is a relatively new town most of the population is made up of people who have moved into the area.

## The Location





# McEwan Fraser Legal

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