

2 Rosebank Cottage

LIVINGSTON, EH54 7AN



Three-bedroom semi-detached villa in the highly sought after outskirts of Livingston



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom semi-detached villa in Livingston. The villa is perfect for families and those looking to move away from the busy Edinburgh City Centre, whilst keeping easy access to it. There is plenty of opportunity for you to put your own stamp on this highly unique property.

THE LOUNGE



When approaching this property, the generous size of the plot is the first thing that becomes apparent. Walking through the front door, you are greeted by a bright and open hallway. Immediately to your right is the lounge, offering plenty of floor space for a full suite and again offering floods of natural light through the large windows which are facing into the private garden space.

THE KITCHEN



Moving through the property, you find yourself a kitchen that is perfect for keen cooks, offering plenty of workspace and cupboard storage. The room size does allow redesign, should you wish to change this. The back door from the kitchen also allows easy access to the garden space to the rear.



THE BATHROOM



BEDROOM 3



If you take a left once coming through the front door you have your three-piece bathroom suite and your first of three double bedrooms.

Moving upstairs you find your other two double bedrooms, both with generous floor space and integrated wardrobes. You also find another two-piece bathroom suite.



BEDROOM 1



BEDROOM 2



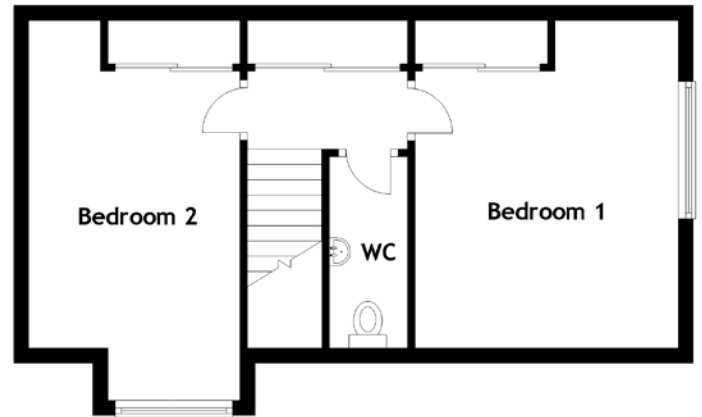
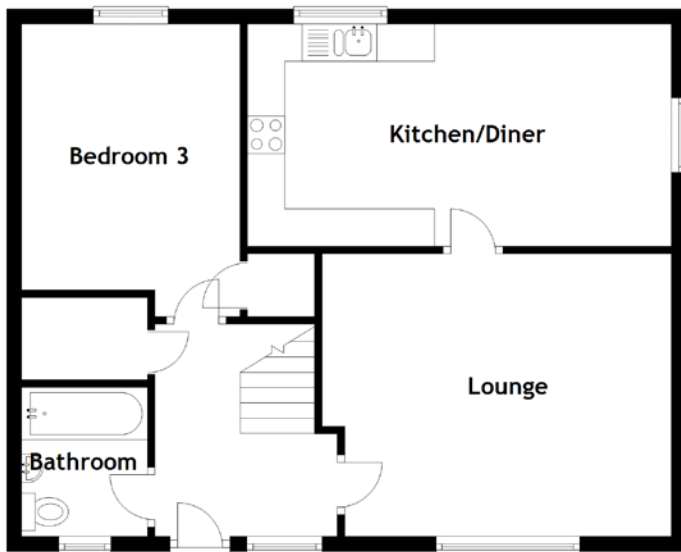
The star of the show for this property is the huge garden space to the side and the rear of the property.

This is a rare opportunity to acquire a superb villa in a fantastic location. Early viewing is essential as this property will not sit around for long!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.67m (15'4") x 3.80m (12'6")
Kitchen/Diner	5.67m (18'7") x 2.97m (9'9")
Bathroom	1.99m (6'6") x 1.68m (5'6")
WC	2.56m (8'5") x 1.04m (3'5")

Bedroom 1	4.37m (14'4") x 3.52m (11'7")
Bedroom 2	5.07m (16'7") x 2.83m (9'3")
Bedroom 3	3.91m (12'10") x 2.92m (9'7")

Gross internal floor area (m²): 99m²
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.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Available



Text and description
ANDREW DARCY
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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