

31 Whinbank

LIVINGSTON, WEST LoTHIAN, EH54 6HJ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present to the market this spacious family home located in the popular residential area of Ladywell. The property comprises of an entrance vestibule, hall with a large cupboard, lounge, kitchen, three bedrooms, and upstairs WC and shower room. Further benefits include gardens to the front and rear, a driveway, a single garage and an external storage/bin area between the vestibule and the garage.

This property would benefit from some modernisations throughout but would really give a discerning buyer a blank canvas to design their perfect home. This property would also be an excellent buy-to-let acquisition due to the demand for property in the area.

Early viewing is advised for an excellent opportunity.





The Kitchen





Bedroom 1



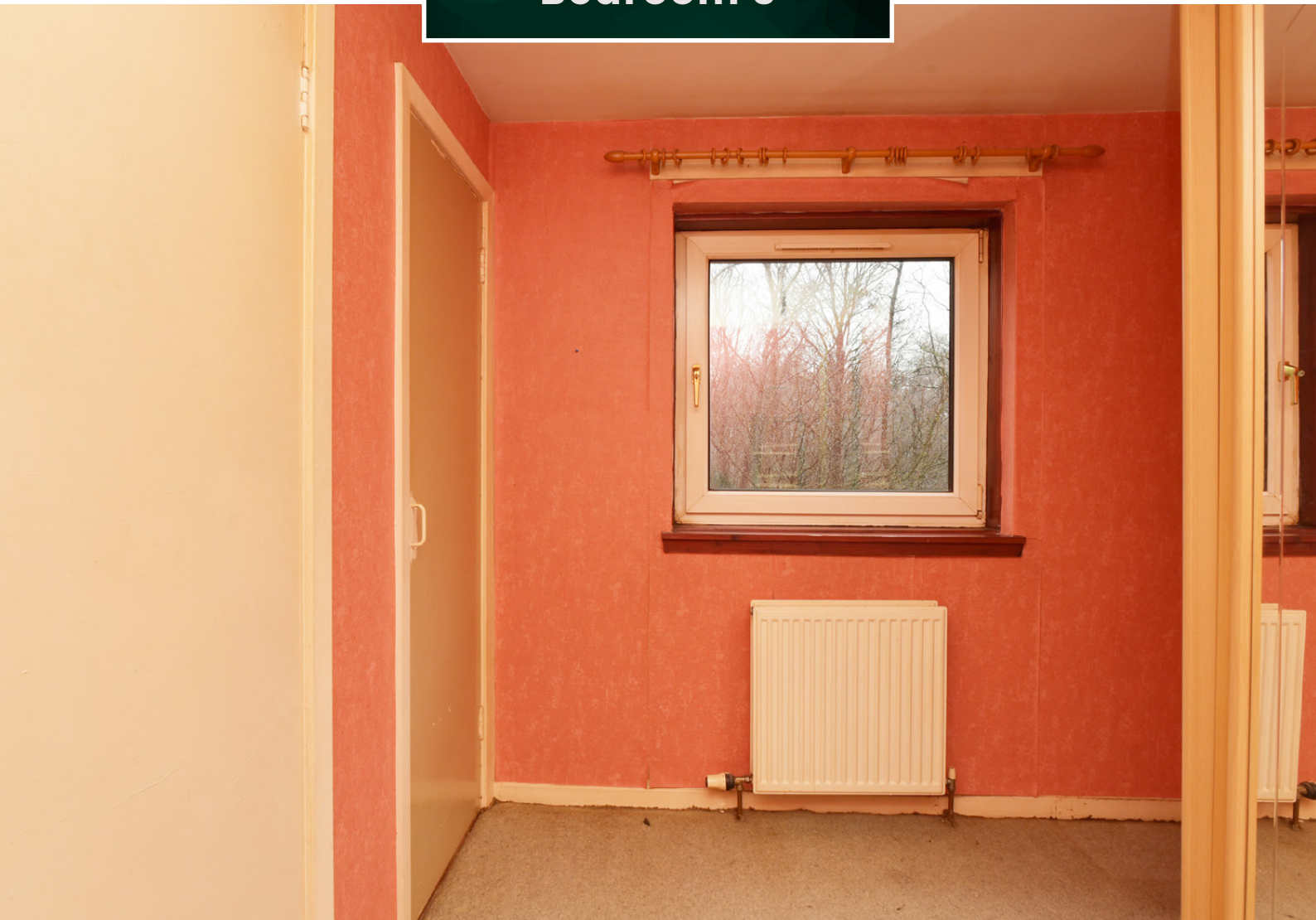


Bedroom 2

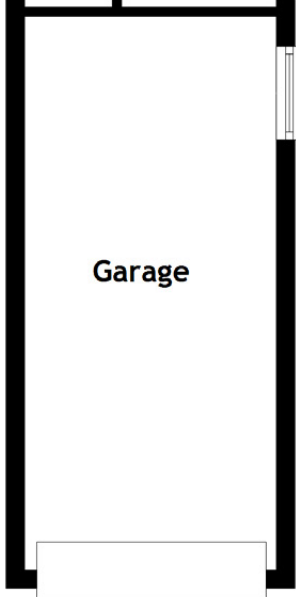
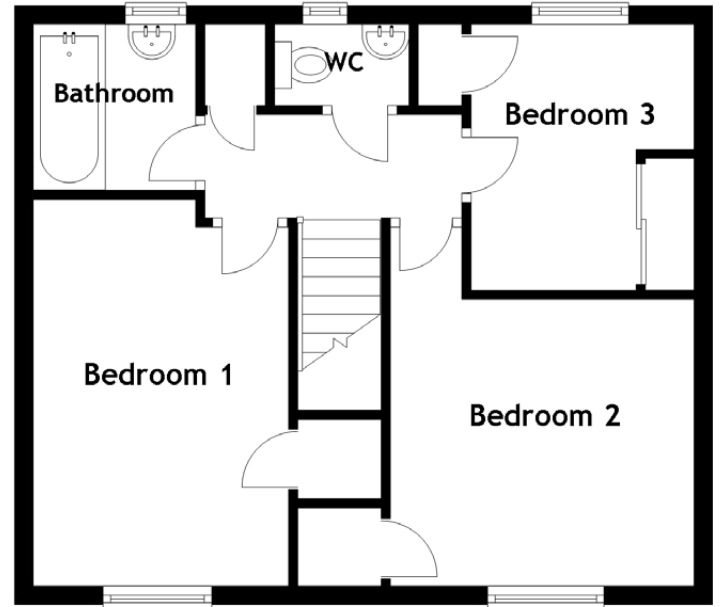
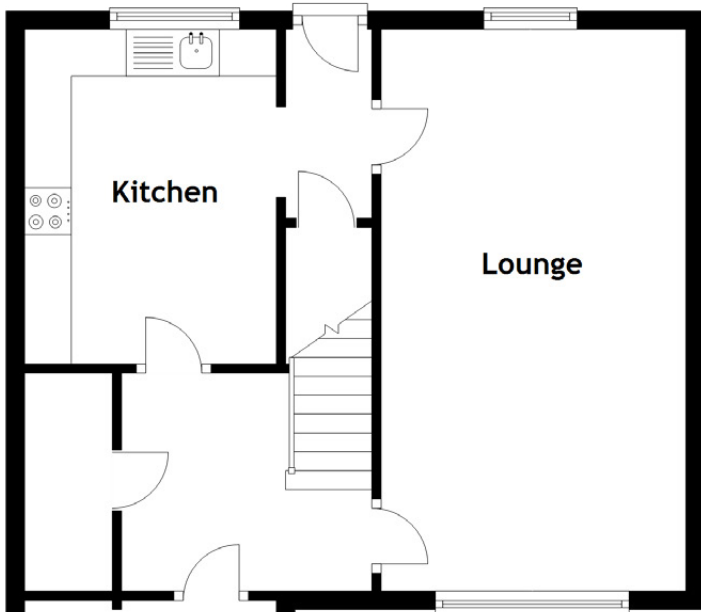




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Kitchen	3.59m (11'9") x 2.70m (8'10")
Lounge	6.03m (19'9") x 3.27m (10'9")
Bedroom 1	4.20m (13'9") x 2.74m (9')
Bedroom 2	3.98m (13'1") x 3.26m (10'8")
Bedroom 3	2.85m (9'4") x 2.39m (7'10")
Bathroom	1.78m (5'10") x 1.74m (5'9")
WC	1.53m (5') x 0.87m (2'10")
Garage	5.95m (19'6") x 2.70m (8'10")

Gross internal floor area (m²): 86m²

EPC Rating: C

Buyer's Premium Value: £3400





Whinbank is conveniently situated in the Ladywell residential area of Livingston, within walking distance of all local amenities including a pharmacy, Shell petrol station Toronto Primary School and Inveralmond High School.

There is great access to public transport by both bus & train. Livingston offers a superb selection of services 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 from Livingston North station and buses running to these cities and surrounding towns. There are excellent nursery & primary schools as well as secondary schooling and West Lothian College.

The Location

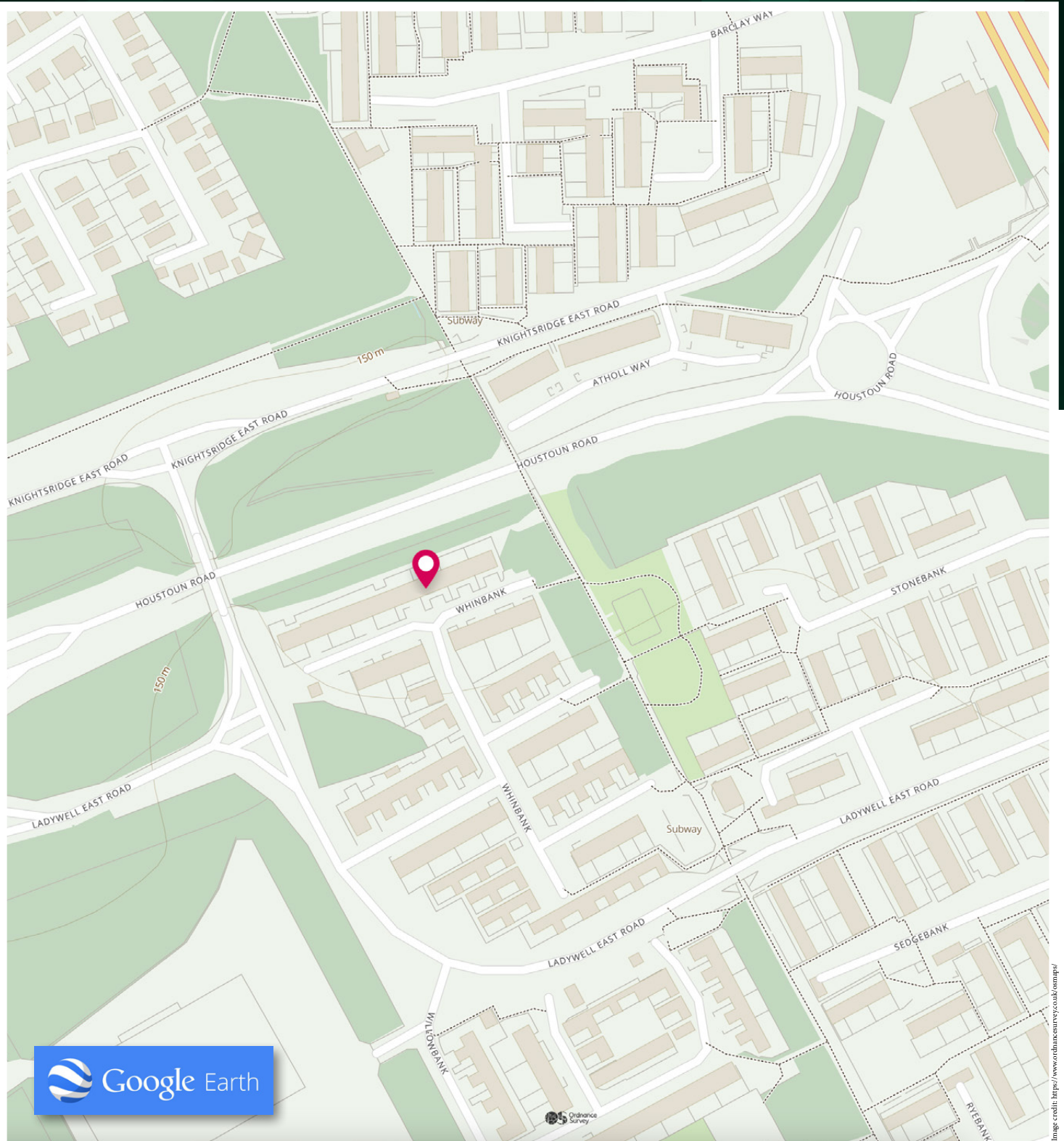


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
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THE SUNDAY TIMES
THE TIMES



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