

67 Primrose Place

ELIBURN, LIVINGSTON, WEST LoTHIAN, EH54 6RW



WELL-PROPORTIONED THREE-BEDROOM DETACHED BUNGALOW



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this well-proportioned three-bedroom detached bungalow to the market. The property has an enviable position and the end of a quiet cul-de-sac and boasts a detached garage, a driveway, and a wrap-around garden with a southwest aspect making it the perfect summer sun trap. The property has a generous living room and master bedroom that can accommodate larger furniture making this an ideal property to downsize into. Early internal viewing is highly recommended.

The accommodation is focused on the spacious living room which is naturally bright, decorated in warm colours, and finished with waterproof vinyl flooring. A dual fuel burning stove in one corner creates a natural focal point for the room and generous floor space gives plenty of flexibility for a new owner to create their ideal entertaining space.





The fitted kitchen has a good range of base and wall-mounted units arranged around free-standing appliances.



Bedroom one is large, neutrally decorated, and boasts excellent integrated storage on one side. This charming bedroom is naturally bright and enjoys French doors opening into the rear garden. Bedroom two is a further well-proportioned double with space for full suite of free-standing bedroom furniture. The third bedroom is a large single which would make an ideal study or home office if needed.





Bedroom 2





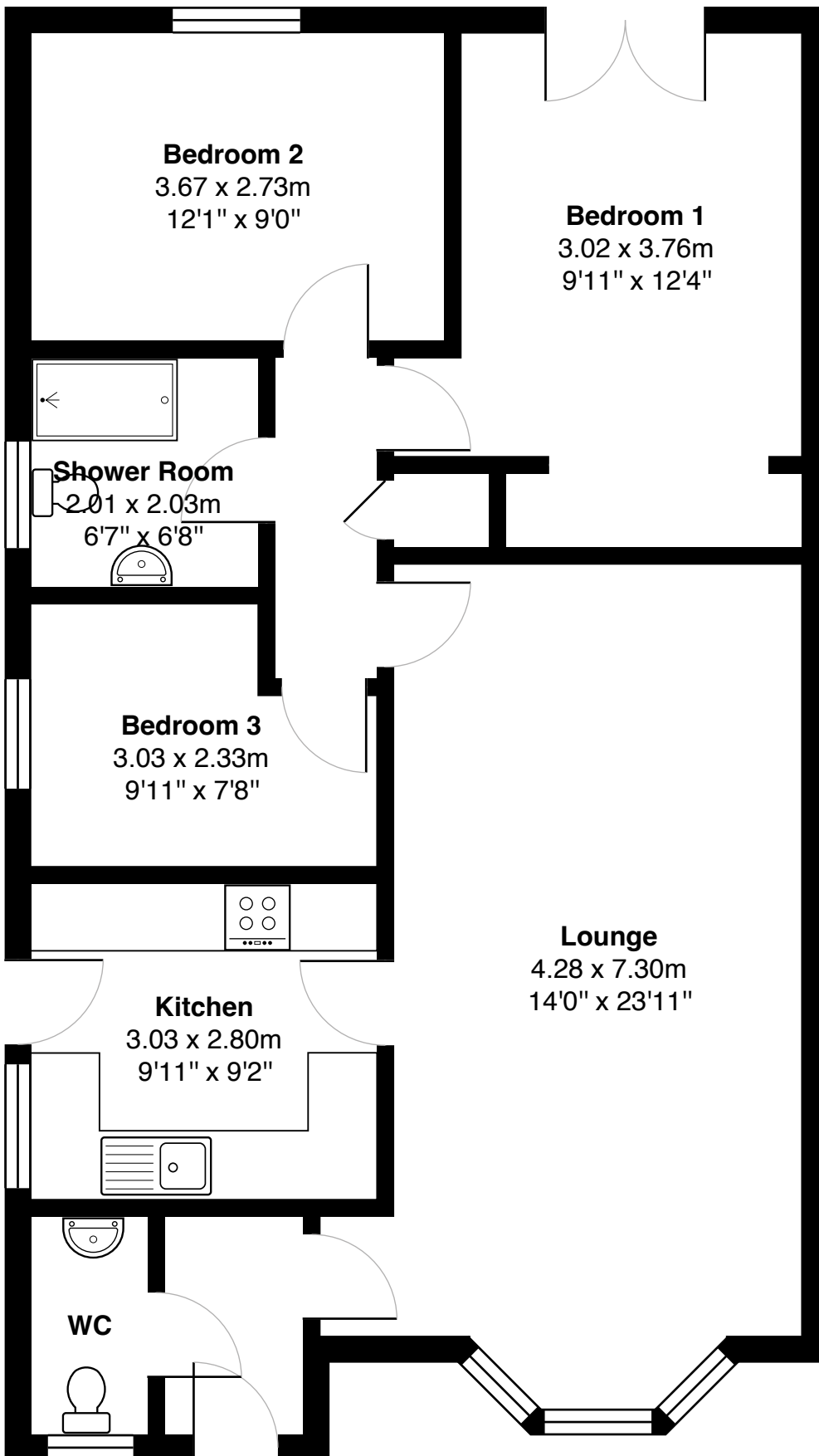
Bedroom 3





The accommodation is completed by a shower room with waterproof vinyl flooring, waterproof splashback in shower unit and a mirrored radiator. This is an excellent bungalow in a quiet spot and early viewing is recommended.





Gross internal floor area (m²): 81m²

EPC Rating: D

“...A DETACHED GARAGE, A DRIVEWAY, AND A WRAP-AROUND GARDEN WITH A SOUTHWEST ASPECT MAKING IT THE PERFECT SUMMER SUN TRAP...”

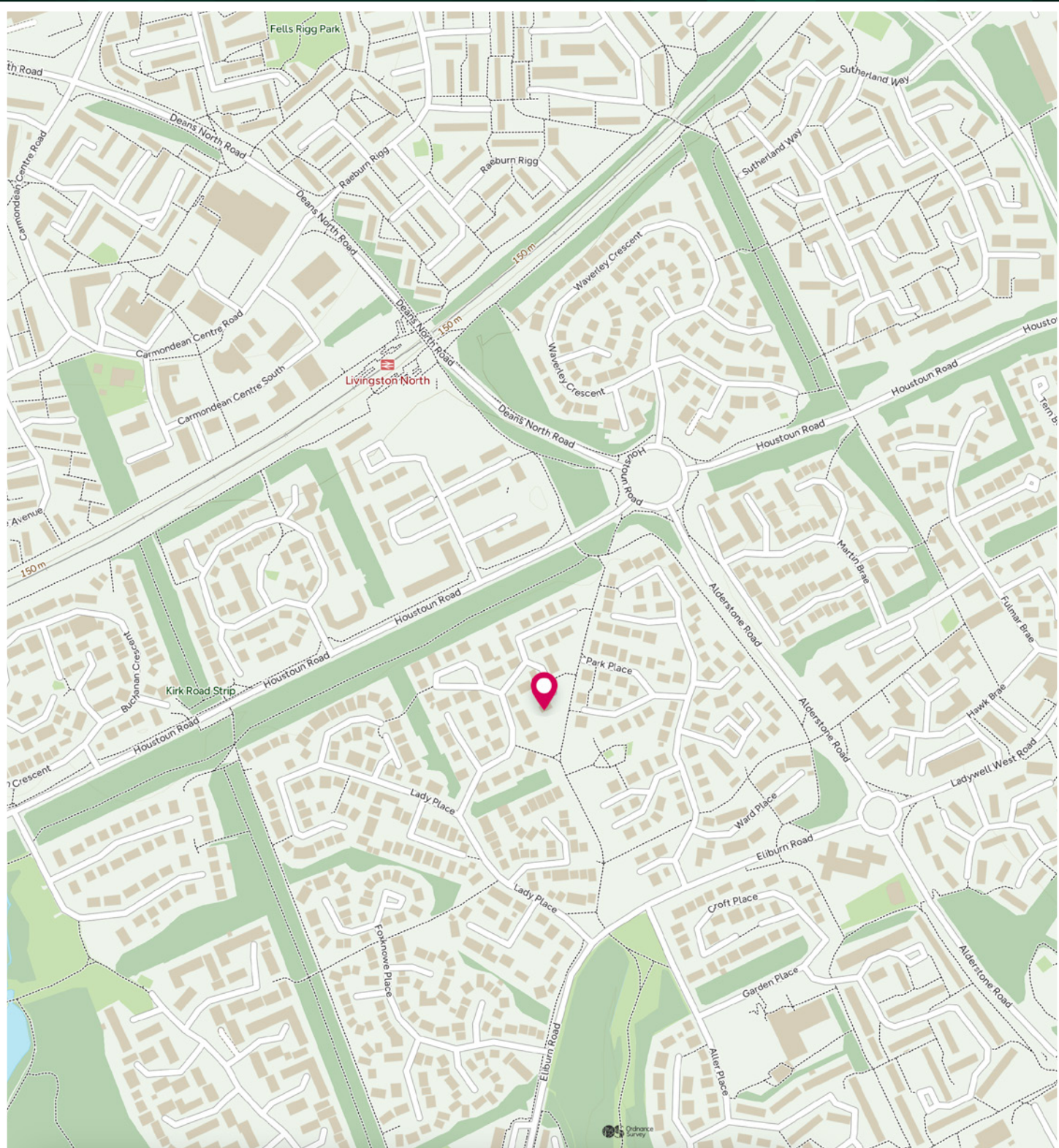




Eliburn is a highly desirable and well-established area within Livingston, renowned for its perfect blend of modern convenience and natural beauty. This vibrant community is ideal for families, professionals, and anyone seeking a peaceful yet well-connected place to call home. At the heart of Eliburn lies the stunning Eliburn Park, a local treasure offering expansive green spaces, a picturesque pond, and a well-maintained play area, making it a fantastic spot for leisurely strolls, picnics, or family outings.

More broadly, Livingston is approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, occupying a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centres in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design. Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Additionally, the Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.