




McEwan Fraser Legal

Solicitors & Estate Agents

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22 Poplar Grove

CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5JB

Livingston

The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets including ASDA Wall Mart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services.

The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and MacArthur Glen Outlet Centre. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports.

The town is also served by a mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



22 Poplar Grove



Part Exchange - We are delighted to offer to the market this terraced family home. In more detail, the accommodation comprises; a hallway with excellent storage, downstairs w/c, access to bright airy lounge which offers great furniture configurations, access to the back garden is through patio doors from the lounge.

The kitchen has been fitted to include a good range of floor and wall mounted unit's, cooker, cooker hood, oven, space for washing machine, dishwasher, tumble dryer and table. Access to the back garden can also be found from the kitchen.

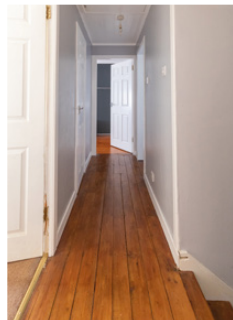
Taking the staircase to the upper level where you will discover three good sized bright and airy bedrooms all offering good furniture configurations. The family bathroom completes the property internally with electric shower over bath, w/c and wash hand basin.

The property benefits from gas central heating, double glazing throughout and ample storage. Externally the property has private secure back garden/patio area, ideal for the summer BBQ.

This is an excellent first-time buyer or investor property, early viewing recommended.



Lounge, Kitchen & Hallway

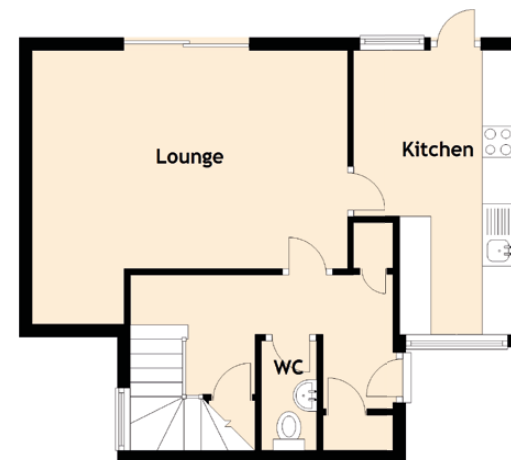




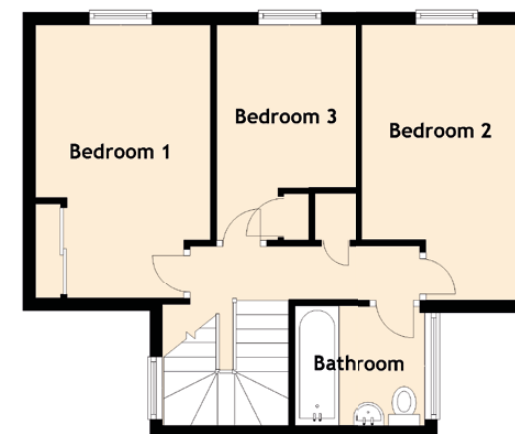
Bedrooms & Bathroom

Property Specifications

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Kitchen 4.55m (14'11") x 2.57m (8'5")

Lounge 5.04m (16'6") x 4.39m (14'5")

WC 2.06m (6'9") x 0.89m (2'11")

First Floor

Bedroom 1 4.38m (14'4") x 2.79m (9'2")

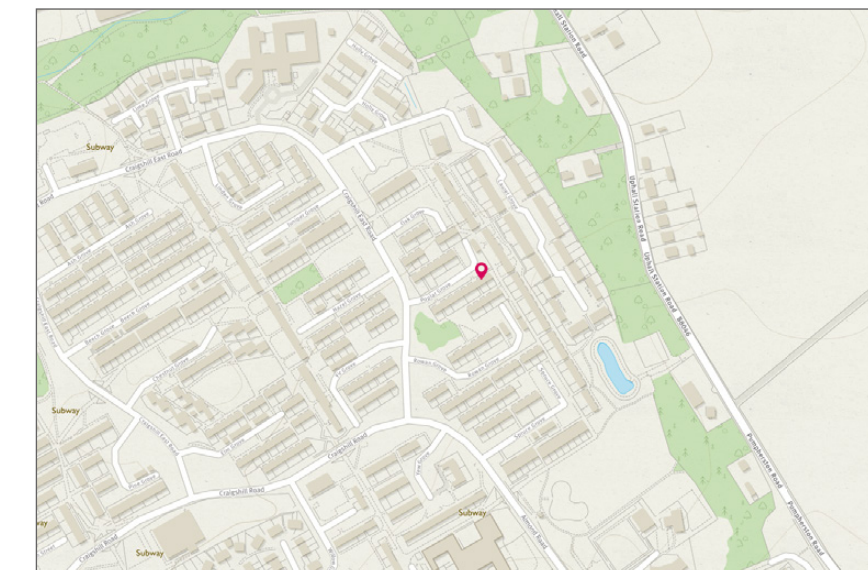
Bedroom 2 4.40m (14'5") x 2.59m (8'6")

Bedroom 3 3.44m (11'3") x 2.24m (7'4")

Bathroom 2.09m (6'10") x 2.09m (6'10")

Gross internal floor area (m²): 88m²

EPC Rating: C





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Part
Exchange
Available

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Text and description
GRAEME NIMMO
Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer