




McEwan Fraser Legal

Solicitors & Estate Agents

01506 537 100

16 Burnside Avenue

POLBETH, WEST LOTHIAN, EH55 8TF

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Polbeth lies only a few miles to the west of the Edinburgh boundary and is well placed for a range of local amenities. An additional and more varied range of facilities are available in Livingston. Being situated close to the M8 and A71, the town enjoys very easy communications with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling and all points north.

Within close proximity to the property, you have good rail links through to West Calder and Livingston South train stations. These provide quick and easy commuting access to Edinburgh, Glasgow and the surrounding areas. Shopping at Livingston could scarcely be more convenient.

Part Exchange available. McEwan Fraser Legal are delighted to present this stylish, two double bedroom, mid terraced house to the market. Presented in excellent order throughout, the property has fantastic potential as a starter home for a young family and early viewing is highly recommended.

The internal accommodation is focused on a fantastic through lounge. Double doors from the hall give easy access for a buggy which is

not to be under-rated. The lounge is naturally bright with a large picture window, French doors to the rear, laminate floor and neutral decor. A wall has been removed between the kitchen and the hallway. This has opened up the space admirably and the kitchen comprises a generous range of base and mounted units. The fridge, freezer, gas hob, electric oven and grill are integrated while space is provided for a free standing washing machine.

Climbing the stairs, the master bedroom boasts ample floor space and a striking laminate floor. There is ample space for a range of free standing furniture. The second bedroom is also a well proportioned double. The internal accommodation is completed a modern bathroom which is fully tiled and boasts a three piece suite with shower over bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing. The property also benefits from recent loft and cavity wall insulation.

Externally, the property boasts a double mono-blocked driveway to the front and low maintenance garden to the rear.

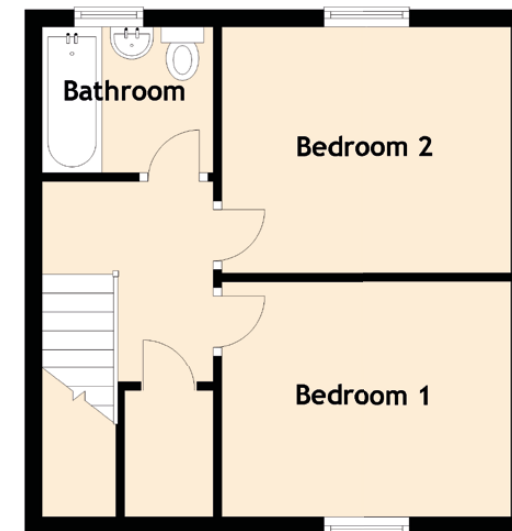
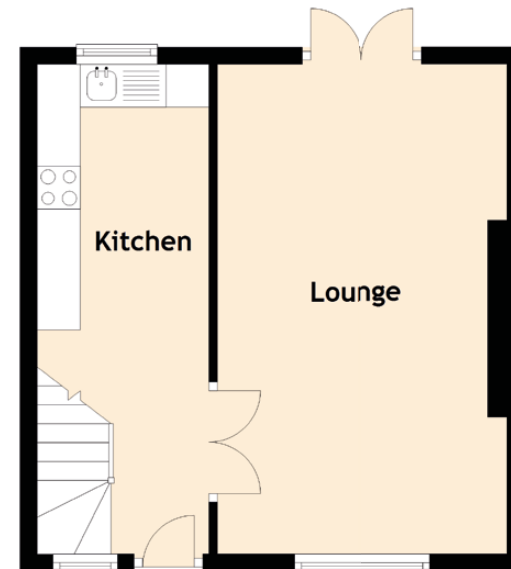






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.72m (18'9") x 3.38m (11'1")
Kitchen	5.72m (18'9") x 2.00m (6'7")
Bedroom 1	3.38m (11'1") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 2.87m (9'5")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 63m² | EPC Rating: D

Extras (Included in the sale): All fitted floor covering, light fittings, blinds and the curtains on the ground floor.

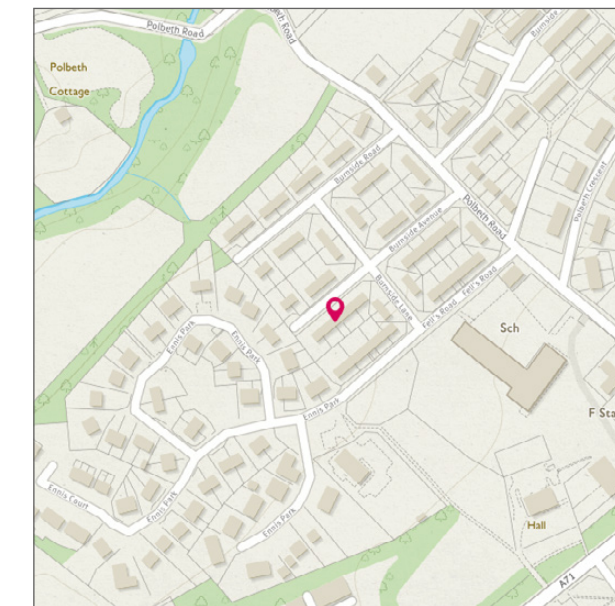


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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
MICHAEL MCMULLAN
Surveyor



Layout graphics and design
ALLY CLARK
Designer