




McEwan Fraser Legal
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138 Queens Crescent
LIVINGSTON, WEST LOTHIAN, EH54 8EJ



LIVINGSTON

West Lothian

“... THE TOWN ALSO BOASTS A FANTASTIC ARRAY OF SHOPS FROM HIGH STREET FAVOURITES TO LOCAL RETAILERS, AS WELL AS THE LIVINGSTON DESIGNER OUTLET...”

Queens Crescent is located to the North-West side of the busy town of Livingston. It is within walking distance of Livingston North railway station, one of two railway stations serving the new town of Livingston and is located on the Edinburgh Bathgate Line which also runs to Glasgow. There is a handy Morrison Supermarket and several other shops for day to day requirements, again within walking distance.

Livingston offers a superb selection of amenities 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, and frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College. Surrounding areas offer a range of outdoor activities including horse riding, fishing and delightful walking routes.

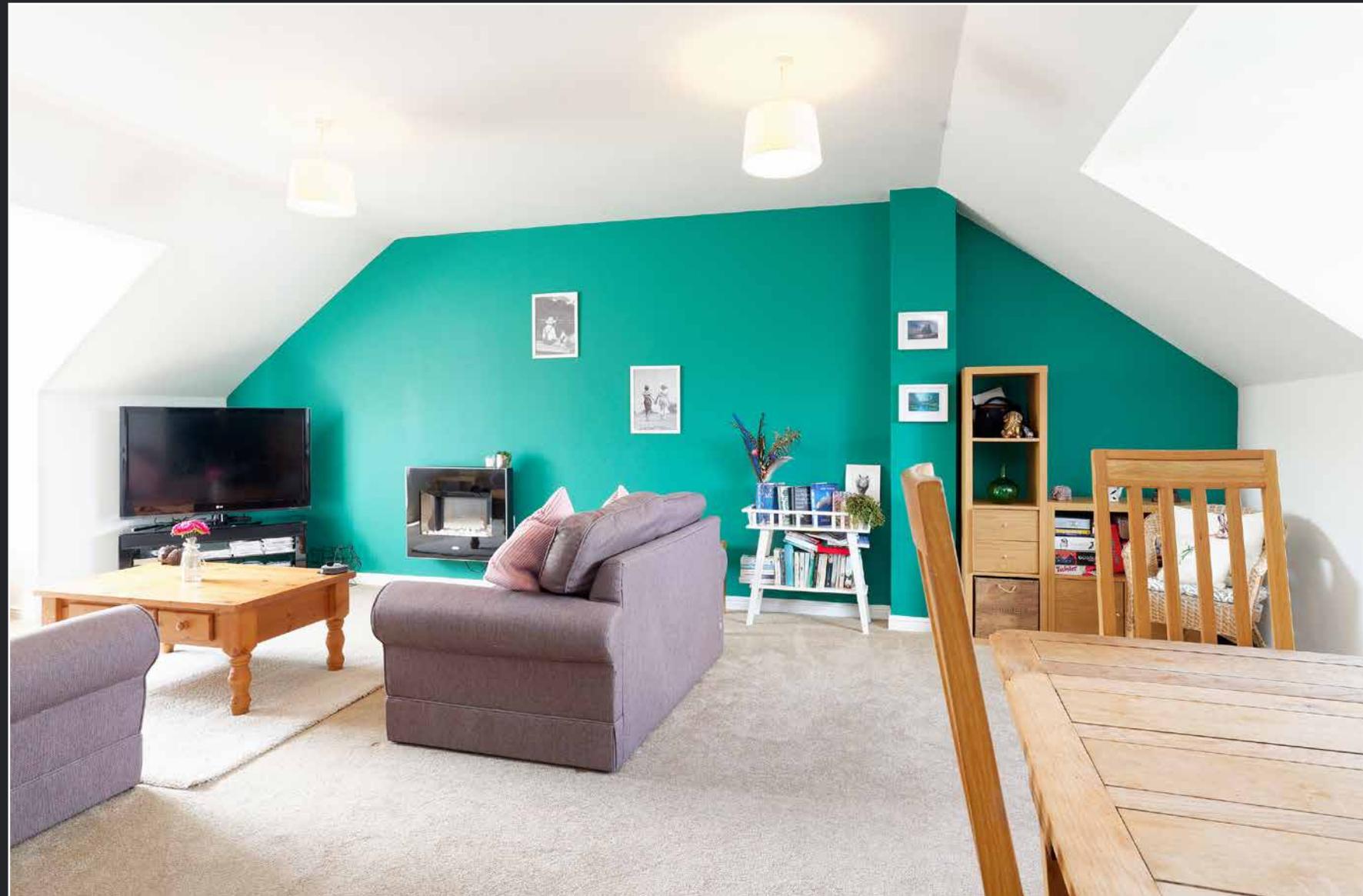


138 QUEENS *Crescent*

PART EXCHANGE AVAILABLE. We are delighted to offer to the market this immediately impressive three-bedroom property. This beautiful apartment is set in a great location, the design of the building has been well thought out and internally it is presented in excellent condition.

Spacious for a modern apartment, it is immediately apparent it makes great use of the natural available light, to create a bright, free-flowing, living space. The accommodation consists of a comfortable and bright lounge, with double aspect dormer windows, helping to flood the room with natural light. Given the shape of the room, it would easily suit a number of furniture configurations. The spacious dimensions of the room easily cater for a formal dining table. The modern kitchen/diner is finished with a good range of natural wood units and benefits from an electric oven and hob, with ample space for a free-standing under counter Fridge, Freezer, and Washing Machine. There is also room for a breakfast table adjacent to the window, it's a perfect place to enjoy breakfast next to the sunlight streaming in. The family bathroom is both bright and fresh, and contains a bath with a shower and white suite. There are three excellent double bedrooms, all with ample space for free-standing furniture. The master bedroom benefits from a luxurious en-suite with a shower enclosure. Storage is catered for via the two large cupboards off the hallway.

The property is kept warm, comfortable and secure via the double glazed windows, electric heating, and secure entry system. There is unallocated parking for one vehicle in the off-street private car park. Early viewing is a must for anyone looking seeking an immaculate, trendy and highly desirable apartment set in a great location.



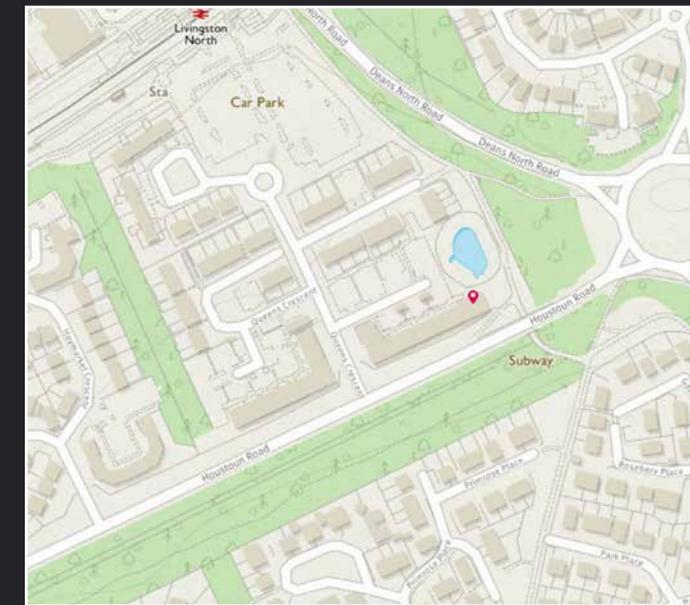


DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.90m (22'8") x 3.00m (9'10")
Kitchen	4.70m (15'5") x 3.00m (9'10")
Bedroom 1	6.10m (20') x 3.00m (9'10")
En-suite	1.80m (5'11") x 1.80m (5'11")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.70m (12'2") x 3.50m (11'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 126m²
EPC Rating: C






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Part
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Available

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Text and description
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