




McEwan Fraser Legal
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14 St. Andrews Way
DEANS, LIVINGSTON, WEST LOTHIAN, EH54 8DJ

LIVINGSTON

West Lothian

Livingston is situated in the heart of West Lothian, only a few miles west of the Edinburgh city boundary. Situated close to the M8, the town enjoys very easy links with the rest of the country. Livingston North Railway Station is approximately 1.5 miles away and provides a direct link into Edinburgh Waverly Station which only takes a matter of twenty minutes.

The Almondvale Centre provides every possible facility, amenity and service, The widest possible choice of shopping, can be found here all within an enclosed shopping precinct. Livingston provides a high level of amenities. Deer Park Golf and Country Club offers an impressive array of activities and is home to Livingston's own Championship Golf Course. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium.



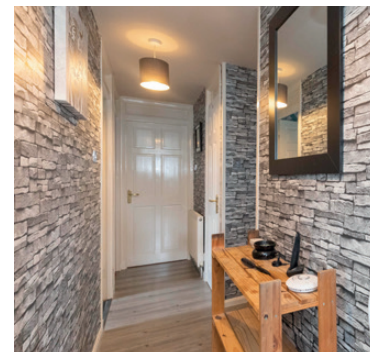
14 ST. ANDREWS WAY

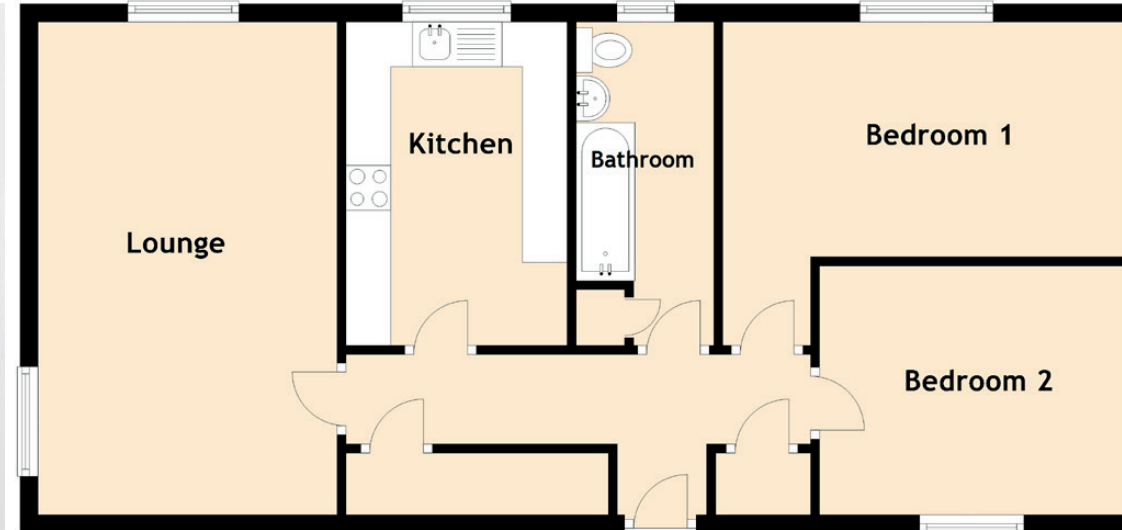
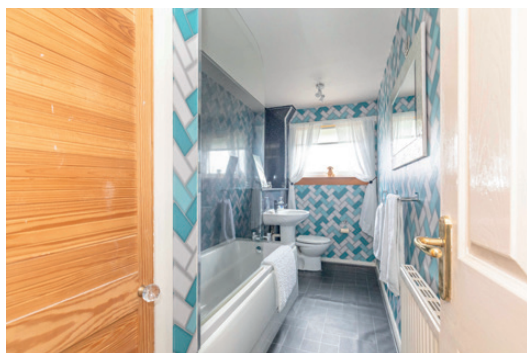
Deans, Livingston

McEwan Fraser Legal are delighted to bring to the market this spacious two-bedroom top floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

In more detail, the property consists of a welcoming hallway with generous storage. The large bright and airy living room that allows for free standing furniture and good furniture configurations. The kitchen comes complete with floor to ceiling units, electric hob, cooker hood, electric oven, space for washing machine, tumble dryer and fridge freezer and ample worktop space. There are two double bedrooms both allowing for free standing furniture and various furniture configurations. The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally there is a shared garden to the back. The property also benefits from gas central heating, double glazing and ample on-street parking.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.34m (10'11")
Kitchen	3.61m (11'10") x 2.47m (8'1")
Bedroom 1	4.52m (14'10") x 3.66m (12')
Bedroom 2	3.54m (11'7") x 2.60m (8'6")
Bathroom	3.60m (11'10") x 1.54m (5'1")

Gross internal floor area (m²): 67m²
EPC Rating: C

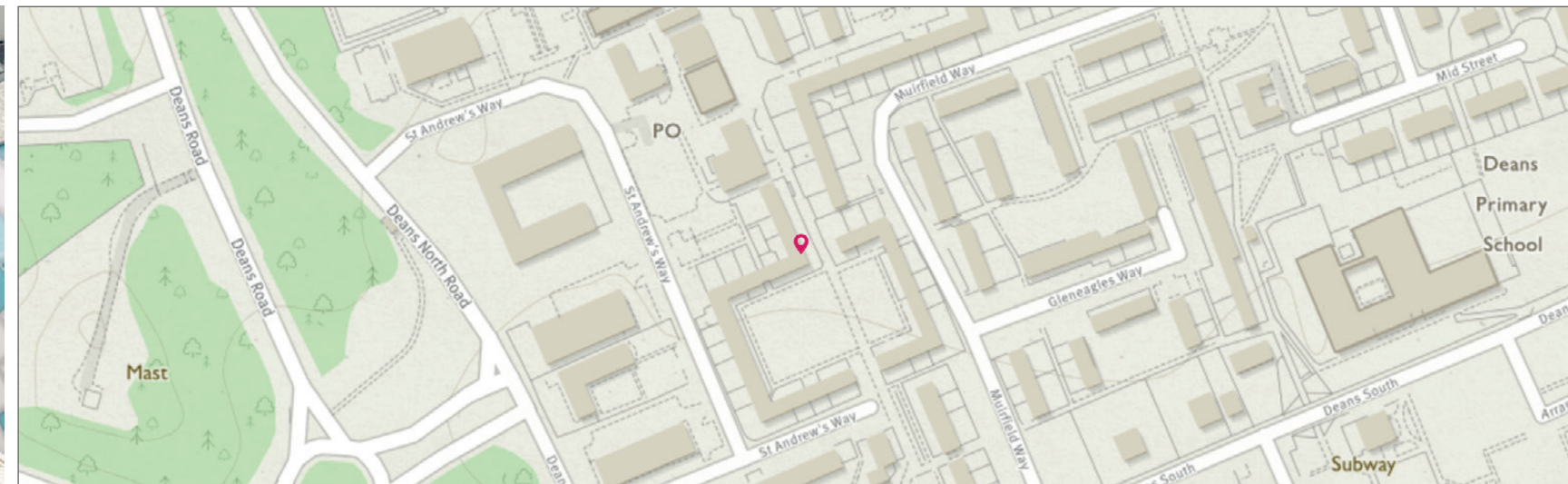


Image credit: <https://www.coordinaurkey.co.uk/20mnp/>




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Text and description
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