



29 WILLOW GROVE

LIVINGSTON, WEST LOTHIAN, EH54 5NA

The town of Livingston offers a selection of amenities which include a nursery, primary/secondary schooling, and supermarkets including ASDA. There are further amenities such as cinemas, bars, restaurants, sport and leisure facilities, banks, building societies. 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.

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom semi-detached family home. The property is in need of modernisation throughout but would make an ideal first time buy or buy to let property.

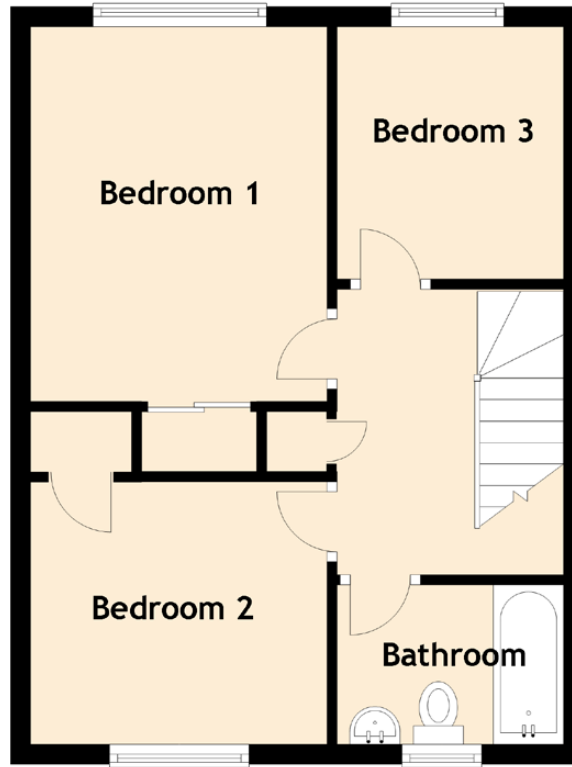
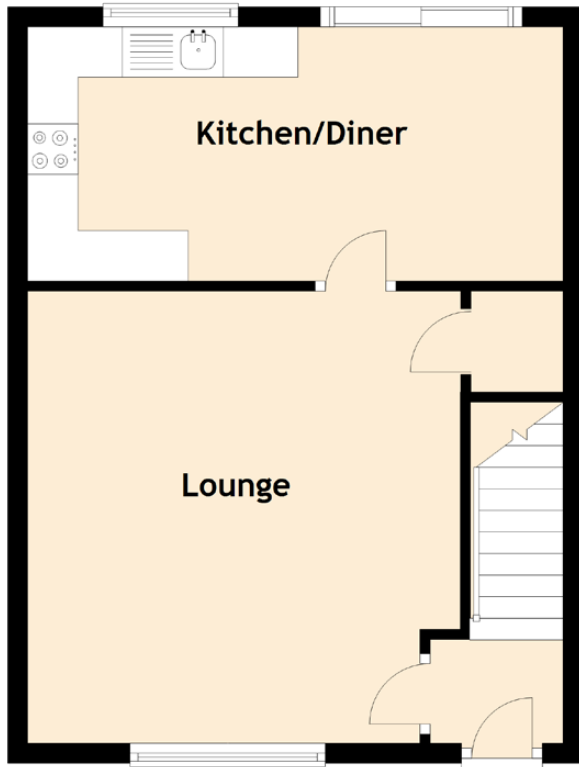
In more detail, the property consists of a hallway. Large living room allowing for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, gas hob, hood, and oven. Space for washing machine and fridge freezer. Access to the back garden can also be found in the kitchen. There are three good sized bright and airy bedrooms, all allowing for free standing furniture and two benefiting from built-in storage. The family

bathroom completes the property internally with shower from mains over bath, wash hand basin and WC. The property also benefits from gas central heating and double-glazed windows.

Externally there is a driveway for off street parking. The garden is mostly laid to lawn.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.31m (17'5") x 2.52m (8'3")
Lounge	4.48m (14'8") x 4.29m (14'1")
Bedroom 1	3.74m (12'3") x 2.96m (9'9")
Bedroom 2	2.94m (9'8") x 2.62m (8'7")
Bedroom 3	2.52m (8'3") x 2.26m (7'5")
Bathroom	2.25m (7'5") x 1.59m (5'3")

Gross internal floor area (m²): 75m²

EPC Rating: C

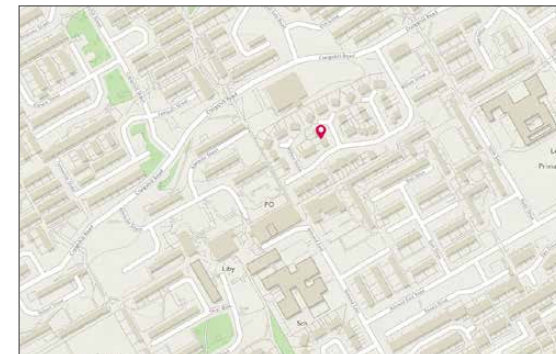


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