




McEwan Fraser Legal

Solicitors & Estate Agents

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21 Chuckethall Place

LIVINGSTON, EH54 8AN

Livingston

EH54 8AN

The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA, 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.





21 Chuckethall Place

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McEwan Fraser Legal is delighted to bring to the open market this four-bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owner has looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers'. The property is finished to an excellent standard throughout.

In more detail, the property consists of a welcoming hallway, the bright and airy lounge allows for free standing furniture and different configurations, it also benefits from a feature fireplace with gas fire.

The kitchen comes with floor to ceiling units, hob, hood, oven, integrated dishwasher, space for washing machine and fridge freezer. Access to the back garden can also be found in the kitchen

The dining room is also bright and airy and allows for free standing furniture, there is the added benefit of a deep storage cupboard.

On the upper-level access to the partially floored attic can be found. There are four good sized bedrooms, allowing for free standing furniture. The master also benefits from walk an en suite with walk-in shower, wash hand basin, towel rail and WC.

The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the front garden is laid to lawn, there is a driveway leading to a single garage with power and light. The secure back garden has artificial grass and a patio area. The garden shed is also included.

The property also benefits from gas central heating, double glazing and alarm



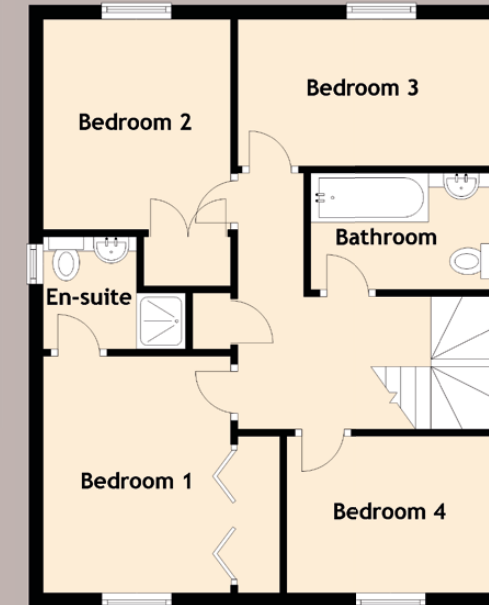
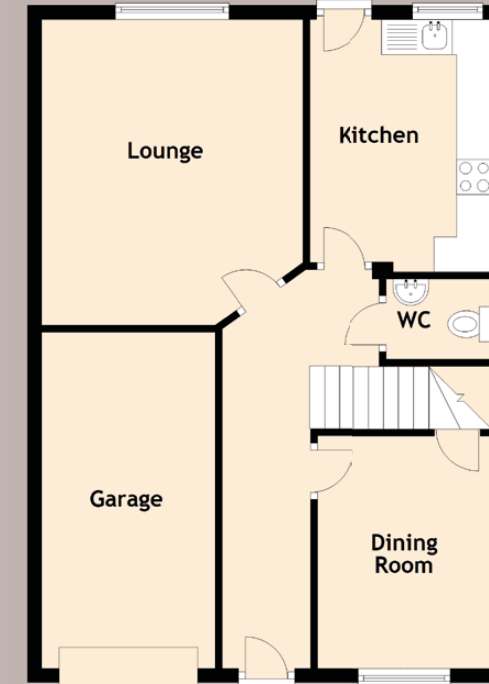


WITH *Great* EMPHASIS HAS BEEN PLACED ON THE *creation*
 OF EASILY MANAGED AND *free-flowing* SPACE ON A *bright* AND *fresh* LAYOUT



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.35m (14'3") x 3.72m (12'2") |
| Kitchen | 3.60m (11'10") x 2.60m (8'6") |
| Dining Room | 3.31m (10'10") x 2.49m (8'2") |
| Bedroom 1 | 3.37m (11'1") x 2.67m (8'9") |
| En-suite | 2.03m (6'8") x 1.60m (5'3") |
| Bedroom 2 | 4.08m (13'5") x 2.67m (8'9") |
| Bedroom 3 | 3.65m (12') x 2.09m (6'10") |
| Bedroom 4 | 2.95m (9'8") x 2.23m (7'4") |
| Bathroom | 2.61m (8'7") x 1.66m (5'5") |
| WC | 1.50m (4'11") x 1.00m (3'3") |
| Garage | 4.80m (15'9") x 2.47m (8'1") |

Gross internal floor area (m²): 100m² | EPC Rating: C

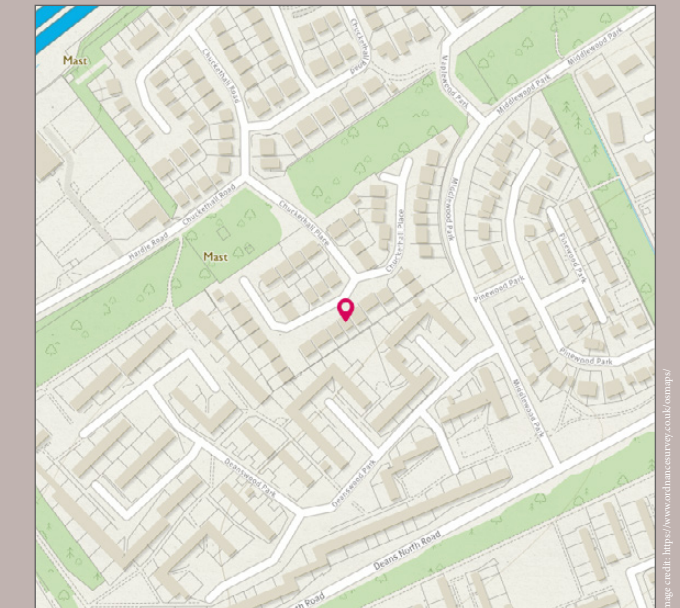


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Part
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Text and description
GRAEME NIMMO
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer

