







# Livingston

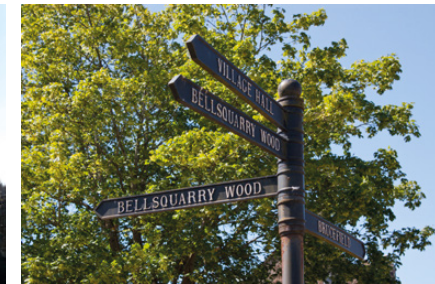
WEST LOTHIAN, EH54 8JA

*“... The town offers a wealth of shops and specialist stores ...”*

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

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 (Livingston North is approximately 0.5 miles away) 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 Golf and Country Club is just over one and a half miles away.







# 186 Sutherland Way

LIVINGSTON, WEST LOTHIAN, EH54 8JA

McEwan Fraser Legal are delighted to bring to the open market this four bedroom 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 owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy living room allows for free standing furniture and different configurations. The dining room is the ideal place for more formal entertaining and will easily accommodate a large table. The kitchen comes with floor to ceiling units, cooker, hood, space for washing machine, fridge freezer and dishwasher. Access to the back garden can also be found in the kitchen.

There is a bedroom on the ground floor. Bright and airy and allowing for freestanding furniture. The room

also benefits from built-in storage. The downstairs bathroom comes with a shower over bath, wash hand basin and WC. On the upper level, there is a second bathroom comprising walk-in shower, wash hand basin and WC. There are three bedrooms on this level, all bright and airy and all allowing for freestanding furniture. One of the rooms also benefits from an en suite with walk-in shower, wash hand basin and WC. The other room also has built-in storage.

The attic has also been converted and would make the ideal study/office space or kids play area.

The property also benefits from gas central heating and double-glazed windows.

Externally, the back garden has been modified to allow for parking and is of low maintenance. The secure front garden is laid to lawn and also low maintenance.

Early viewing is highly recommended.







# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.53m (11'7")
Dining Area	3.03m (9'11") x 2.58m (8'6")
Kitchen	3.71m (12'2") x 3.03m (9'11")
Bedroom 1	3.58m (11'9") x 3.52m (11'7")
En-suite	2.77m (9'1") x 0.86m (2'10")
Bedroom 2	3.72m (12'2") x 3.08m (10'1")
Bedroom 3	4.33m (14'2") x 2.52m (8'3")
Bedroom 4	3.53m (11'7") x 2.60m (8'6")
Bathroom	1.67m (5'6") x 1.60m (5'3")
Shower Room	2.53m (8'4") x 2.22m (7'3")
Attic Room	3.90m (12'10") x 3.07m (10'1")

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup> | EPC Rating: D

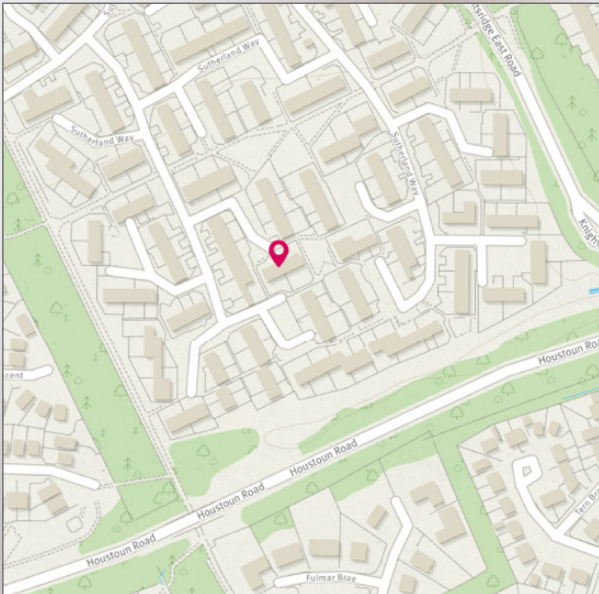


Image credit: <https://www Ordnance Survey.co.uk/maps/>







Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**GRAEME NIMMO**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer