




McEwan Fraser Legal
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LIVINGSTON, WEST LOTHIAN, EH54 8TH



THE LOCATION

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

THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this three-bed top floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout, which is fit for today's modern living.

In more detail, the property consists of a welcoming hallway. The bright and airy lounge allows for free standing furniture and different furniture configuration providing access to the breakfasting kitchen and comes with floor to ceiling units, hob, oven, fridge freezer, washing machine as well as ample space for a dining table. There are two good sized bedrooms both allowing for free standing furniture and benefiting from built-in storage along with a third smaller bedroom which is single in size however, is an ample kids bedroom or home office. The master bedroom has a spacious en suite shower room and to complete the accommodation is the family bathroom which comes with a shower over bath, wash hand basin and WC.

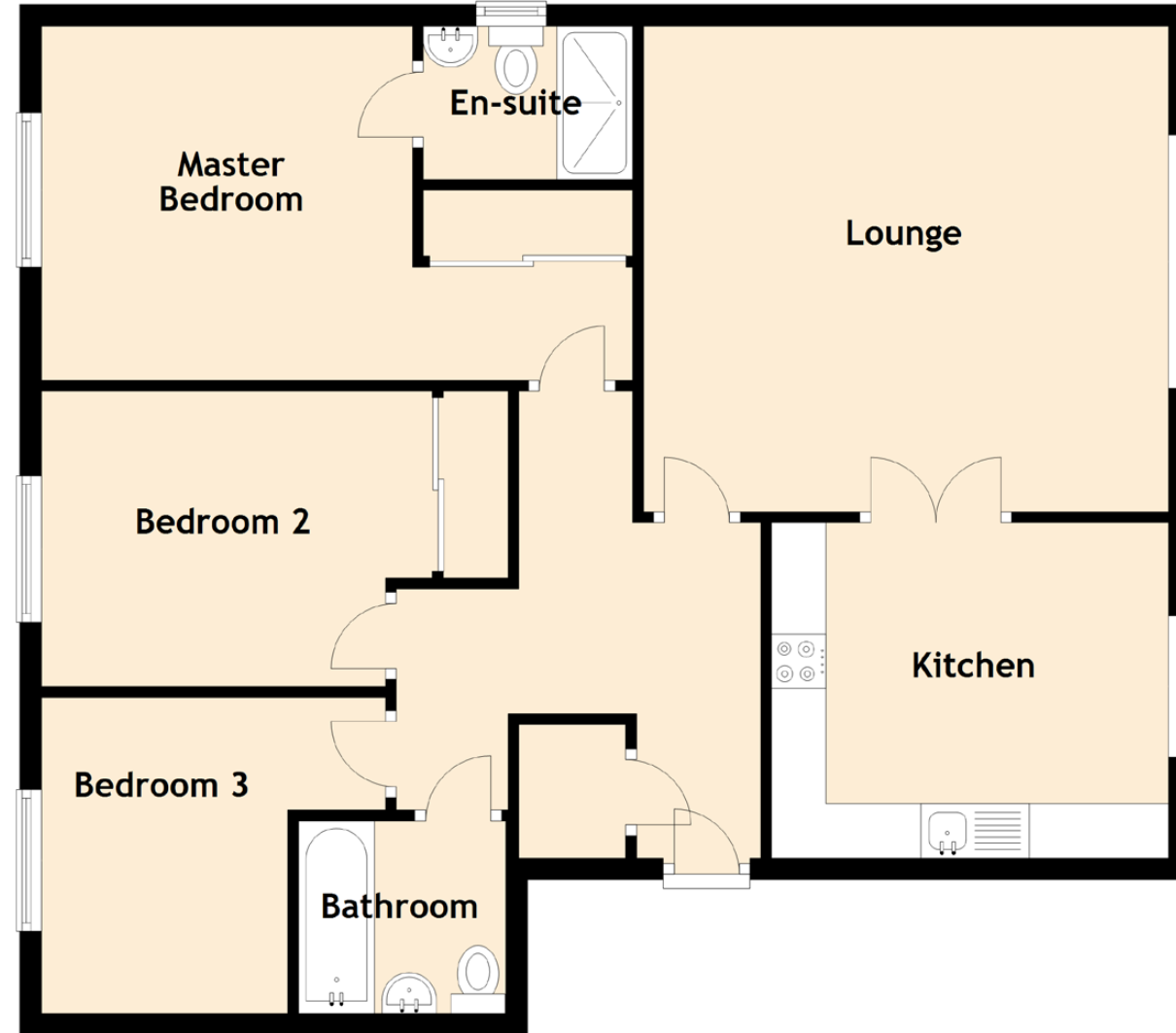
The property also benefits from gas central heating and double glazing this ensures a warm yet cost-effective home all year round. Externally the gardens are lawned and well maintained, there is also considerable free parking to the front of the property.



"...Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout..."



BEDROOMS & BATHROOMS



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.84m (15'11") x 4.47m (14'8")
Kitchen	3.66m (12') x 2.90m (9'6")
Master Bedroom	5.45m (17'11") x 3.26m (10'8")
En-suite	1.93m (6'4") x 1.41m (4'8")
Bedroom 2	4.30m (14'1") x 2.72m (8'11")
Bedroom 3	3.17m (10'5") x 2.91m (9'7")
Bathroom	1.91m (6'3") x 1.87m (6'2")

Gross internal floor area (m²): 85m²

EPC Rating: C

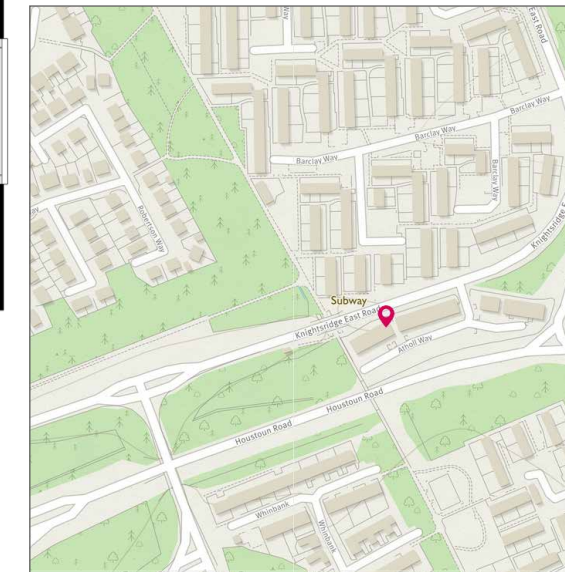


Image credit: <https://www.victoria-surveys.co.uk/gallery/>



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