




McEwan Fraser Legal
Solicitors & Estate Agents
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29 West Bankton Place

LIVINGSTON, EH54 9ED

Livingston

EH54 9ED

Located in Murieston, the combination of town and countryside and within close proximity to all transport links including Edinburgh airport approximately a twenty to thirty-minute drive away making this house a place where you can have the best of both worlds, true peace at home and the convenience of being near to work.

Edinburgh city centre is easily accessible by rail. The M8 and M9 motorways ensure swift access to Glasgow and the central belt in the West and to Edinburgh and all points north in the east, including Perth, Dundee and beyond.

Shopping in Livingston is first class, with the renowned MacArthur Glen Retail centre offering top brands and an excellent shopping experience that draws people from across central Scotland. There is also a good choice of supermarkets and retail outlets in the town.

This is an ideal family location with first class schools offering education from nursery through to college. There is also an excellent medical centre within walking distance and St John's hospital is close by.



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McEwan Fraser Legal are delighted to bring to the open market this four bed 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 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 large bright and airy lounge allows for free standing furniture and various configurations. The second lounge/dining room offers a wide range of possibilities, ideal for more formal dining or a second place to relax.

The kitchen comes with floor to ceiling units, hob, hood, double oven, microwave, space for a dishwasher and breakfasting bar. The utility room proved additional storage and has space for a washing machine and tumble dryer, access to the back garden is also through the utility room.

On the upper-level access to the attic and additional storage can be found. There are four excellent-sized bedrooms, all allowing for freestanding furniture, different configurations. Three of the rooms also benefit from built-in storage.

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 double garage with power and light. The secure back garden has a patio area and is mostly laid to lawn.

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

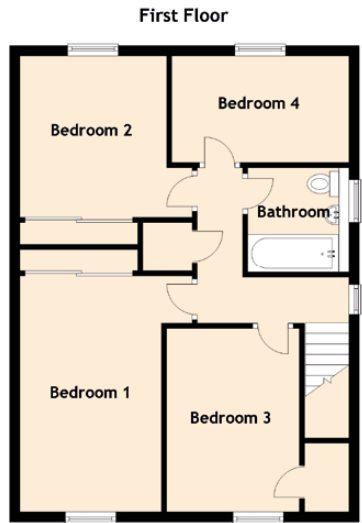
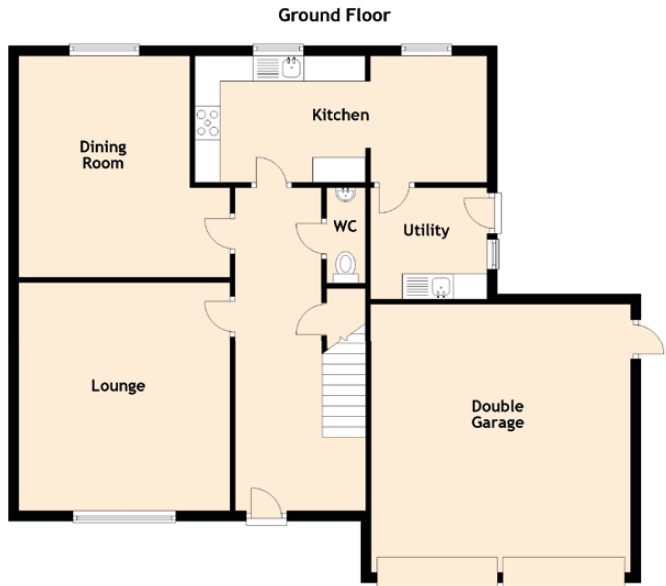
Early viewing is highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.52m (14'10") x 4.17m (13'8")
Dining Room	4.37m (14'4") x 4.17m (13'8")
Kitchen	5.77m (18'11") x 2.50m (8'2")
Utility	2.30m (7'7") x 2.20m (7'3")
Bedroom 1	4.63m (15'2") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.18m (10'5")
Bedroom 3	3.60m (11'10") x 2.62m (8'7")
Bedroom 4	3.50m (11'6") x 2.10m (6'11")
Double Garage	5.30m (17'5") x 5.14m (16'10")
Bathroom	2.08m (6'10") x 2.00m (6'7")

Gross internal floor area (m²): 130m² | EPC Rating: C

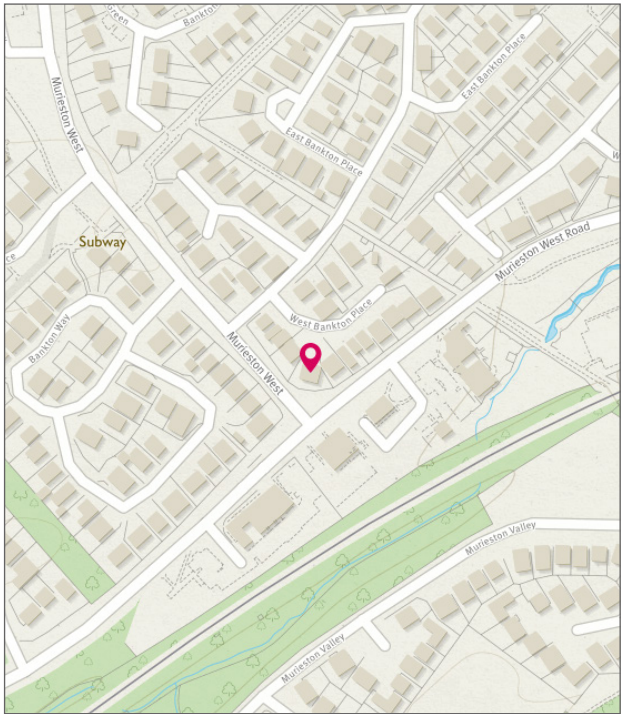


Image credit: <https://www.vladimirovskysurvey.co.uk/omaps/>



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