

14 Park Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6RR



*Rarely available studio bungalow with
large garden in Eliburn*



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McEwan Fraser is delighted to present this rarely available studio bungalow in Eliburn which is presented to the market chain free. This type of property does not come to market often and would be an ideal first time buy, sound buy to let investment or excellent prospect for someone looking to downsize to a property on one level.

THE STUDIO



Internally, the property comprises a generous studio room with an attached kitchen. The space on offer gives plenty of flexibility to create a workable entertaining space. The kitchen includes a good range of base and wall mounted units with additional shelving. There is an integrated hob and oven with space for further free standing appliances.

THE KITCHEN



Accommodation is completed by a tiled shower room and a large loft space for additional storage. The property enjoys electric heating and double glazing.

THE SHOWER ROOM

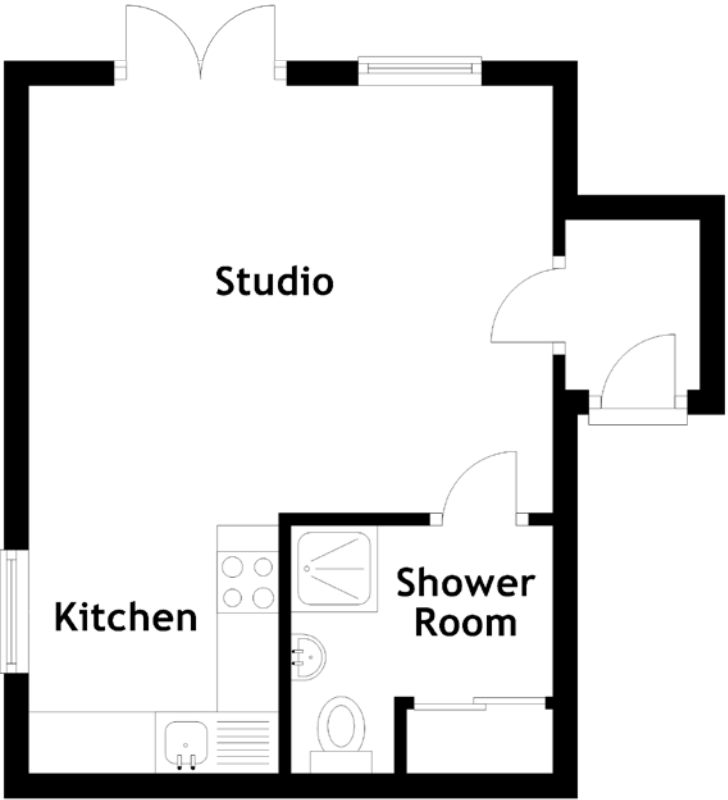


Externally, there is a very generous garden with a mature lawn, decked area and gazebo.

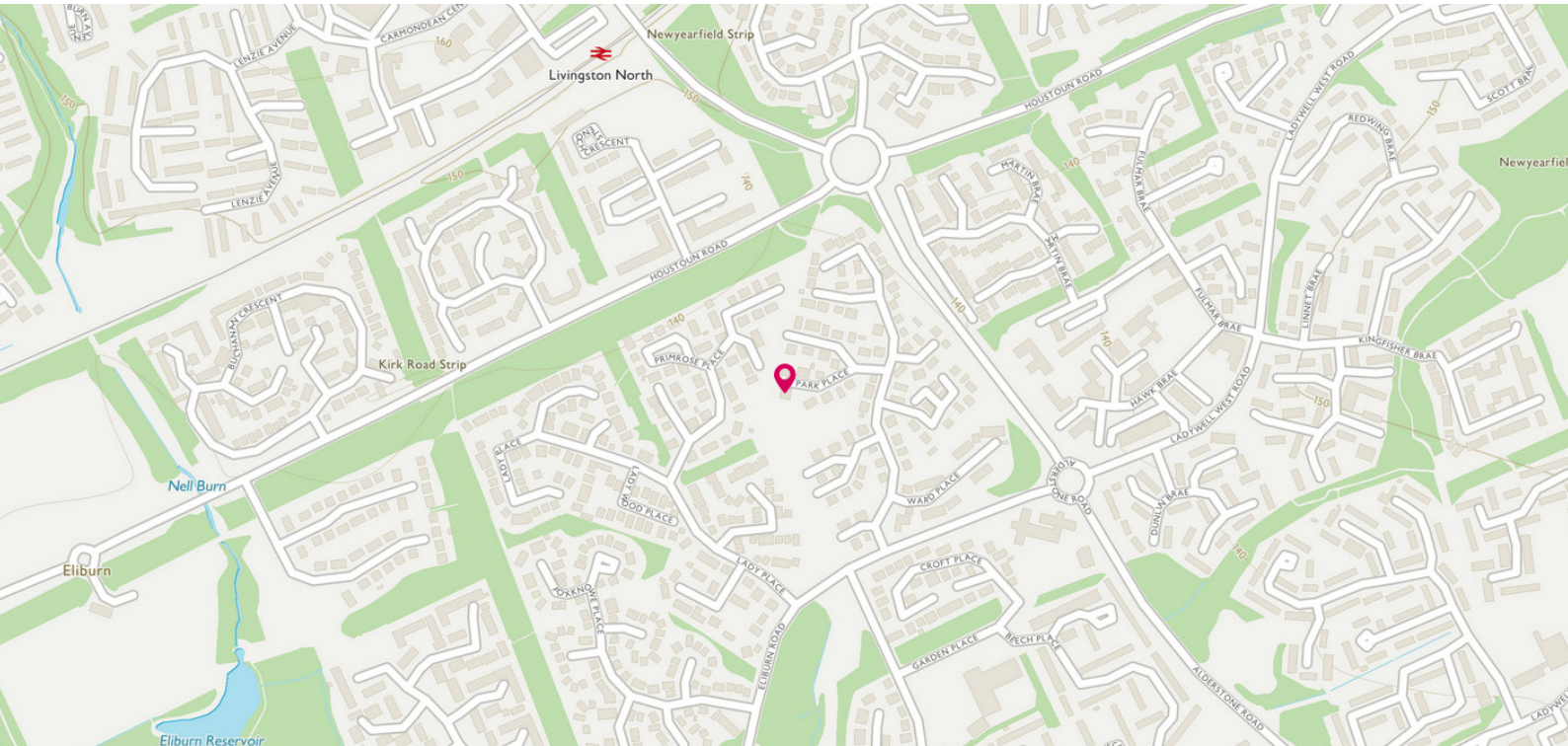
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Kitchen	2.05m (6'9") x 2.03m (6'8")
Studio	5.58m (18'4") x 4.25m (13'11")	Gross internal floor area (m ²): 27m ² EPC Rating: D	
Shower Room	2.43m (8') x 2.05m (6'9")		



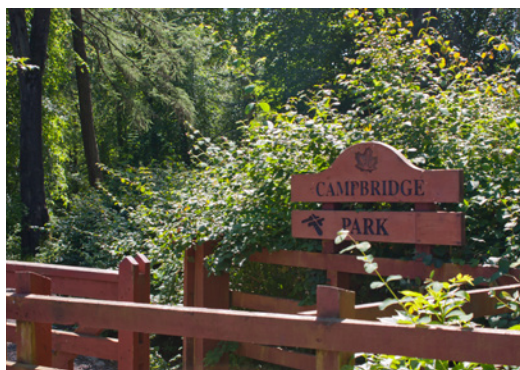
THE LOCATION

Park Place is situated within the popular residential area of Eliburn, which is within walking distance of the town centre, Livingston North train station and Eliburn Park.





Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.



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