

14 Park Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6RR



*Rarely available studio bungalow with
large garden in Eliburn*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

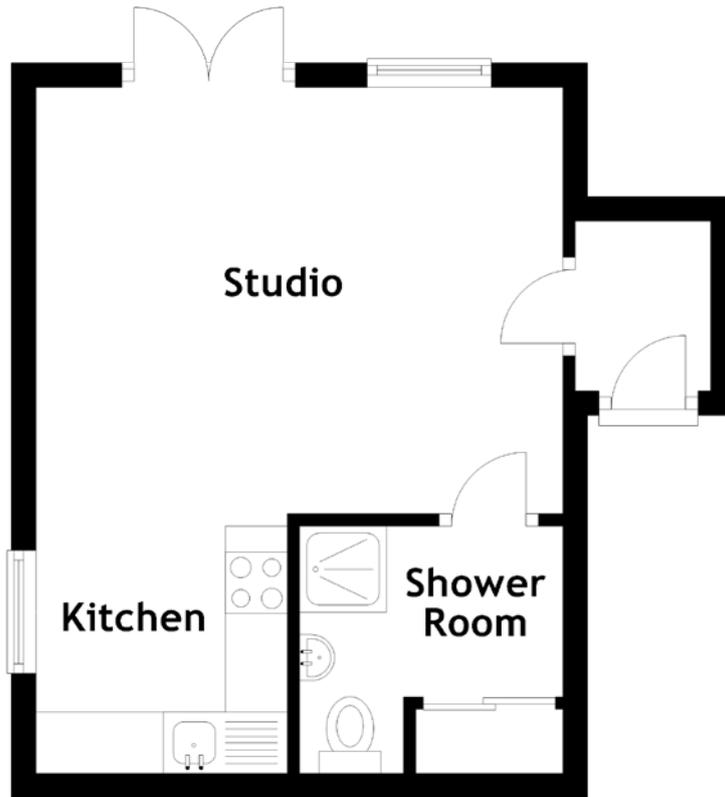


Externally, there is a very generous garden with a mature lawn, decked area and gazebo.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen

2.05m (6'9") x 2.03m (6'8")

Studio

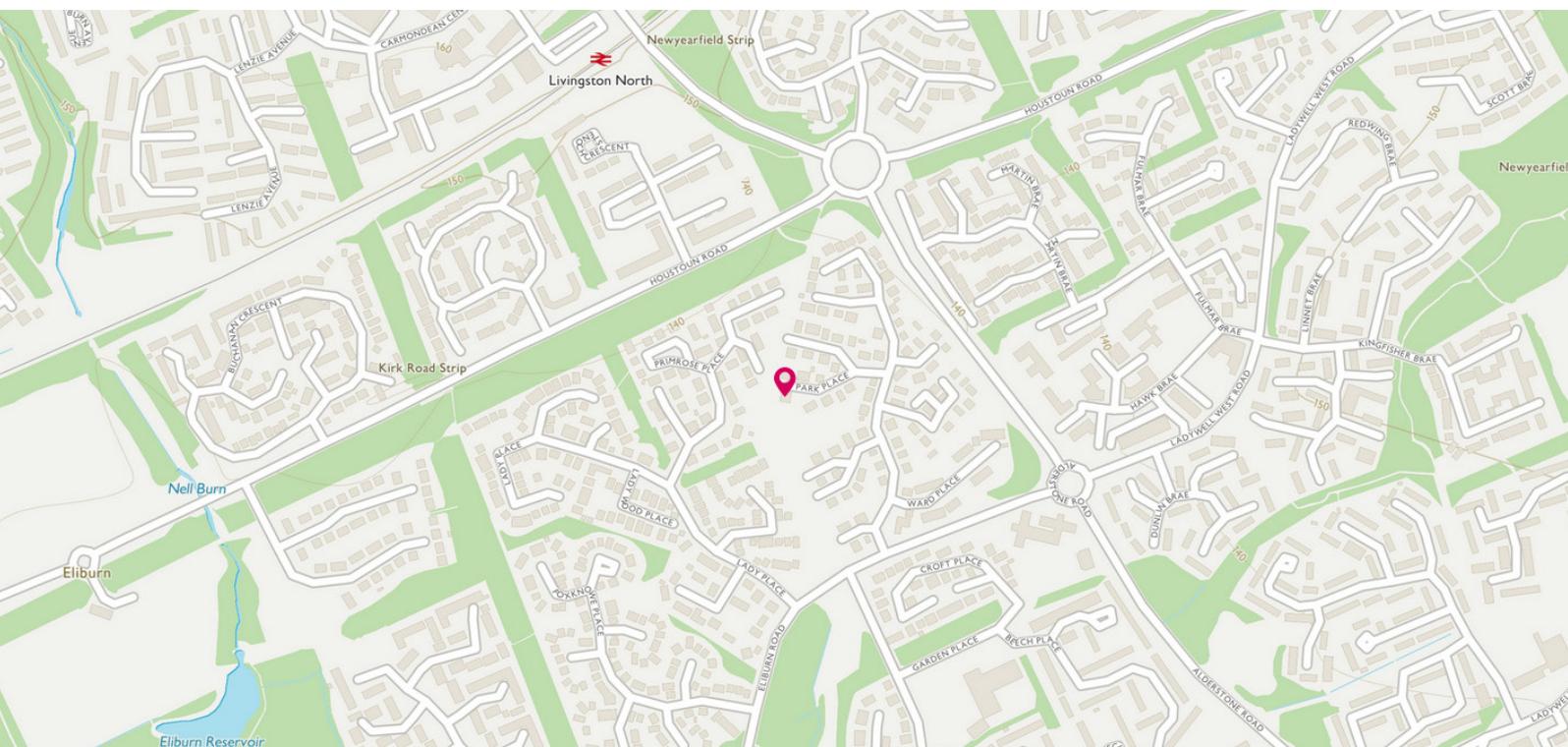
5.58m (18'4") x 4.25m (13'11")

Gross internal floor area (m²): 27m²

Shower Room

2.43m (8') x 2.05m (6'9")

EPC Rating: D



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.