

47 Victoria Street

LIVINGSTON, WEST LOTHIAN, EH54 5BQ



*SPACIOUS MODERN
TWO-BEDROOM APARTMENT*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Livingston. The property whilst unfurnished is in walk-in condition. The flat showcases excellent views of the rolling Pentland hills due to being on the top floor and has access to local transport links to Livingston and Edinburgh.

Inside, the property comprises of:

- Fully equipped kitchen; it features a new washing machine, fridge freezer and a stand alone cooker.
- Spacious living area with storage space and plenty of natural light.
- 2 bedrooms which include built-in wardrobes for storage.
- 1 bathroom with bath, shower, sink and toilet (four-piece bathroom).
- Dining area space fit for eating and entertaining purposes.

In addition to this, the property includes double glazing, gas central heating, a large garage, and extra storage in the communal stairwell. This is a rare opportunity to acquire a flat in a fantastic location.





Dining Area







Bedroom 1

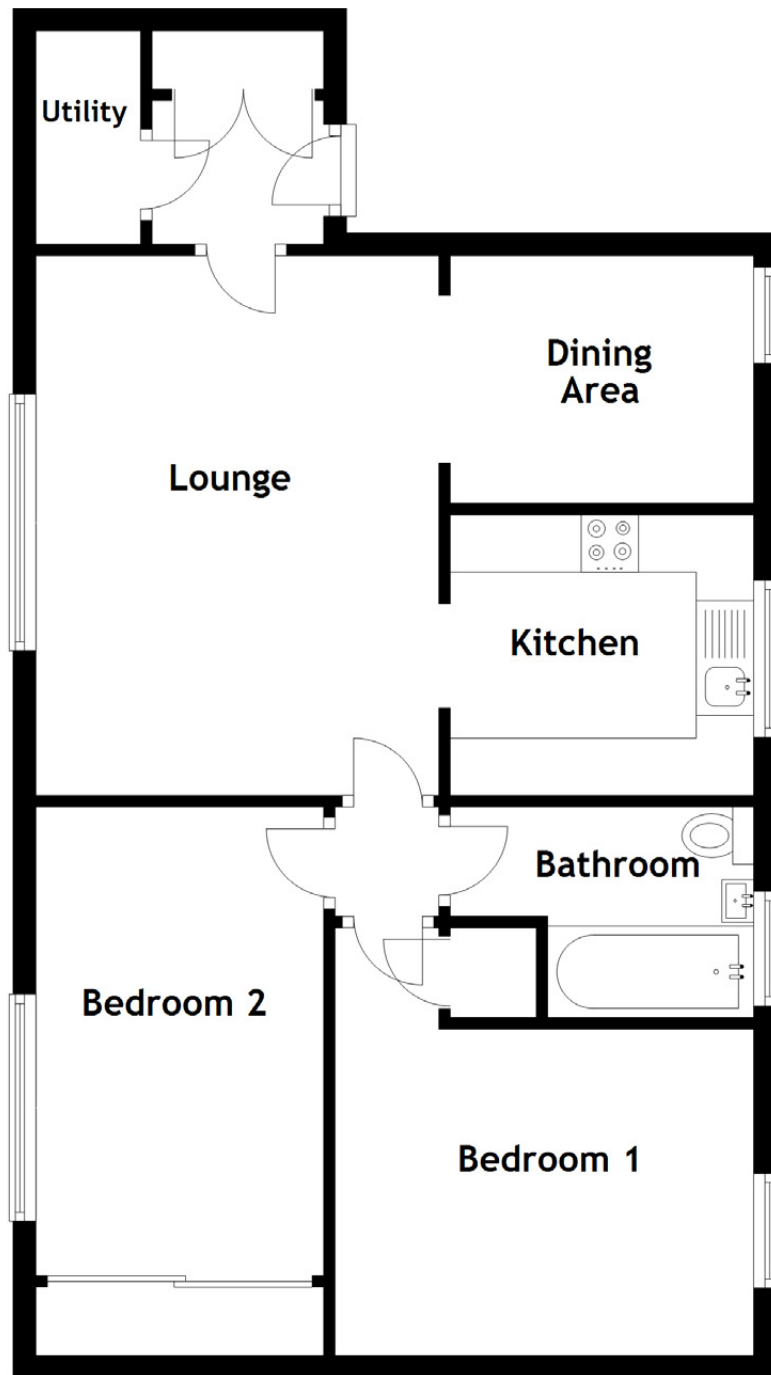




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.71m (15'5") x 3.52m (11'6")	Gross internal floor area (m ²): 64m ² EPC Rating: C
Kitchen	2.65m (8'8") x 2.45m (8')	
Dining Area	2.65m (8'8") x 2.16m (7'1")	Extras (Included in the sale): Tumble dryer & jacuzzi bath.
Bedroom 1	3.65m (12') x 2.85m (9'4")	
Bedroom 2	4.09m (13'5") x 2.51m (8'3")	
Bathroom	2.65m (8'8") x 1.84m (6')	
Utility	1.86m (6'1") x 0.91m (3')	



VIEW FROM PROPERTY



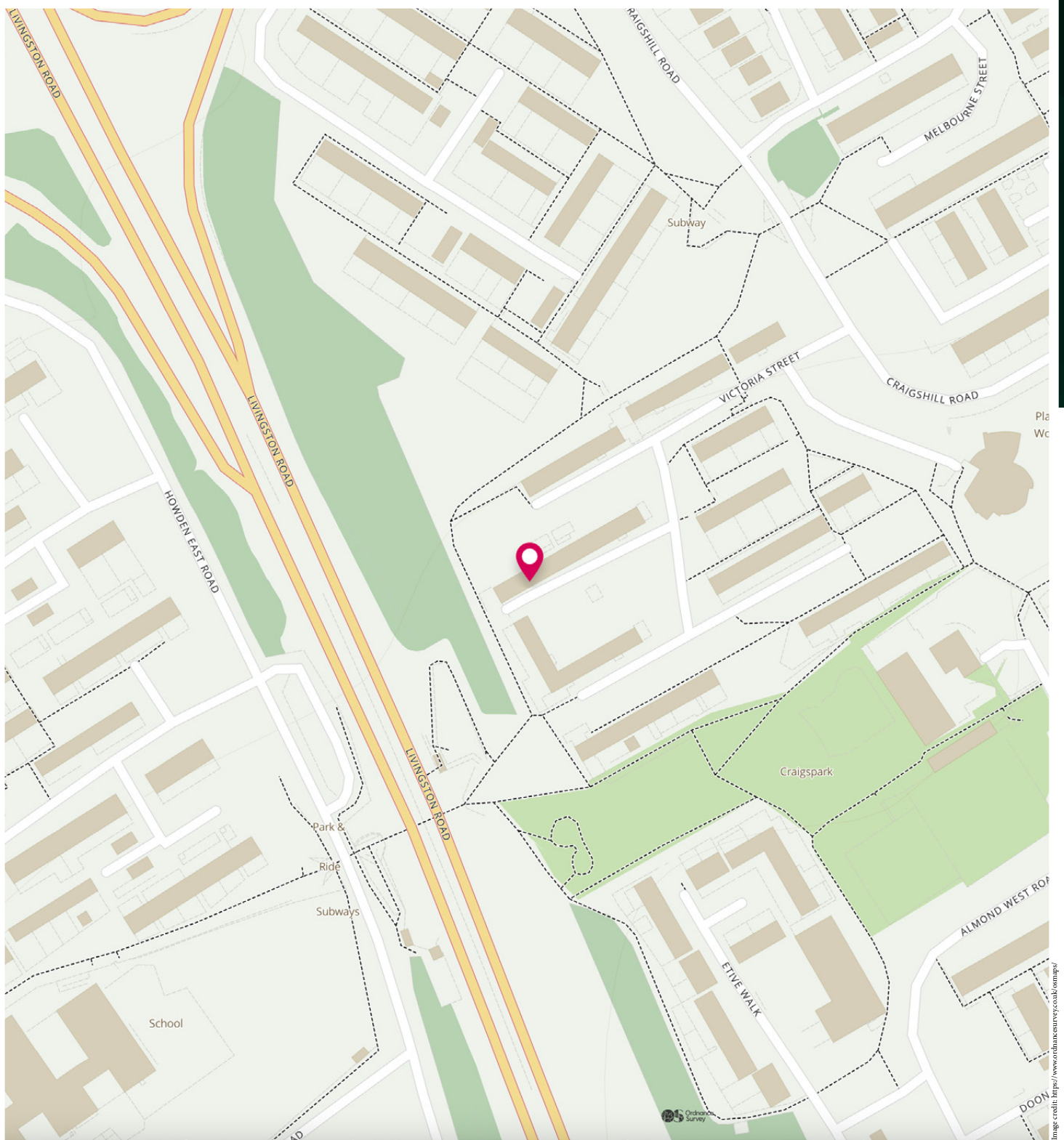


Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy.

Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling, the Forth Bridge and all points north. Livingston South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. Local shopping could scarcely be more convenient.

The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
MORAY MACPHAIL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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