



The perfect family home

Quietly positioned in this highly desirable area

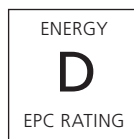
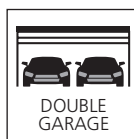


9 Gallacher Green

Deer Park, Livingston, West Lothian, EH54 8RD



Scan Here!





Deer Park Golf Course

The area itself has excellent communication links located less than one mile to the full motorway network which gives immediate access to Edinburgh (seven miles) and Glasgow (thirty three miles) there is also a main line train station within a short drive that offers excellent access to the network.

The location is also extremely well served for education from nursery through to primary school and on to high school's, St John Ogilvie Primary School, Meldrum Primary School and Deans Community High School are all within easy access of the property. Within a short drive is the town

centre where all your daily shopping needs are catered for with Livingston providing an excellent range of professional services, higher education, cultural, retail facilities and leisure centres within a short drive.

9 Gallacher Green is also positioned to enjoy all the countryside of the surrounding areas throughout all these areas there is a plethora of activities for all the family to enjoy from the walks in the hills, cycle paths, fishing in the nearby rivers and reservoirs to the golf courses this property and the surrounding areas have a lot to offer its next owner.

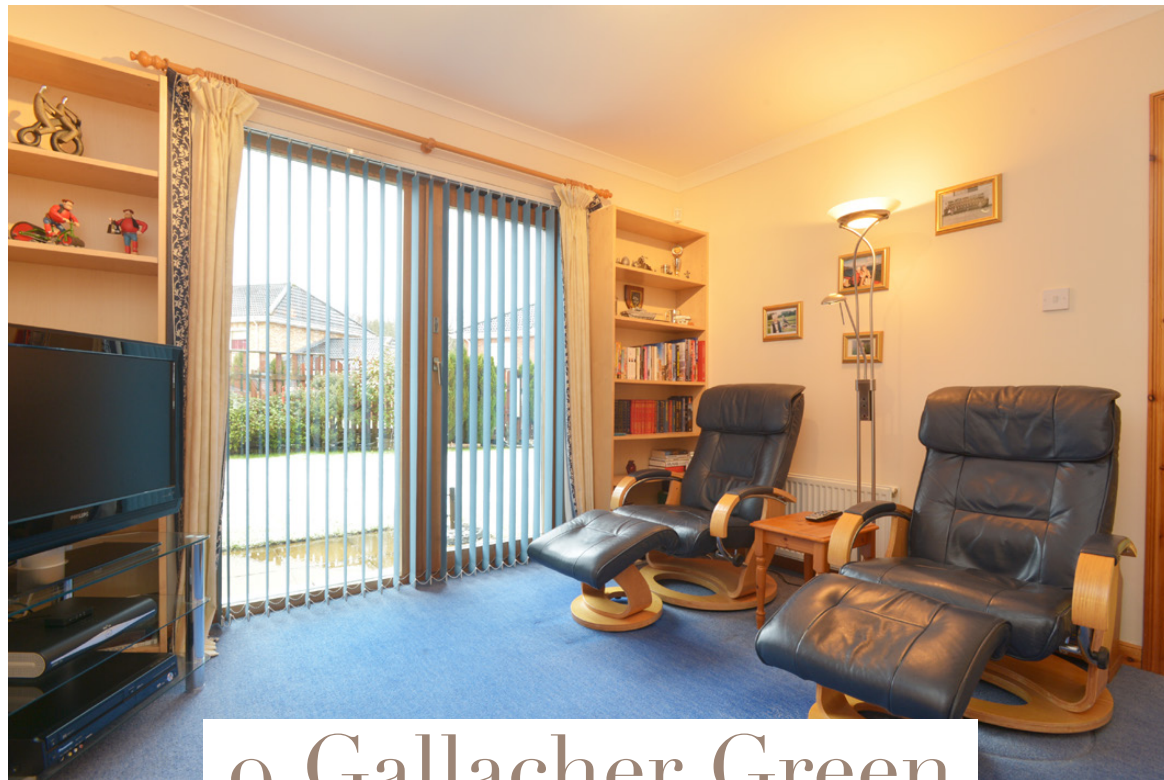


Deer Park Livingston



Lounge





9 Gallacher Green

This is a fantastic opportunity to be the proud new owners of this family home and is located in a very popular residential area of Livingston.

The property has its own front and rear private gardens. The reception hallway is welcoming with handy storage and WC. The hallway give access to the front facing lounge with large bay window with door giving access to the rear dining room. The kitchen with breakfast area can be accessed either from the dining room or hallway, and comes complete with a range of floor and wall mounted units, you will also discover a handy utility room with side door allowing you to explore areas surrounding the property.

Journey upstairs and you will discovery four bedrooms, three benefitting from built in wardrobes, with the master bedroom hosting an en-suite shower room. The family bathroom is also located on this level which is partially tiled with hand help shower.

Internally the property benefits from double glazing throughout, gas central heating and ample storage. Additional storage can be found within the attic area.

Externally there are well maintained gardens with the rear offering a safe environment for the younger family member or the family pet. There is a mono block driveway leading to the double garage.



Kitchen/Diner





Bedroom 1



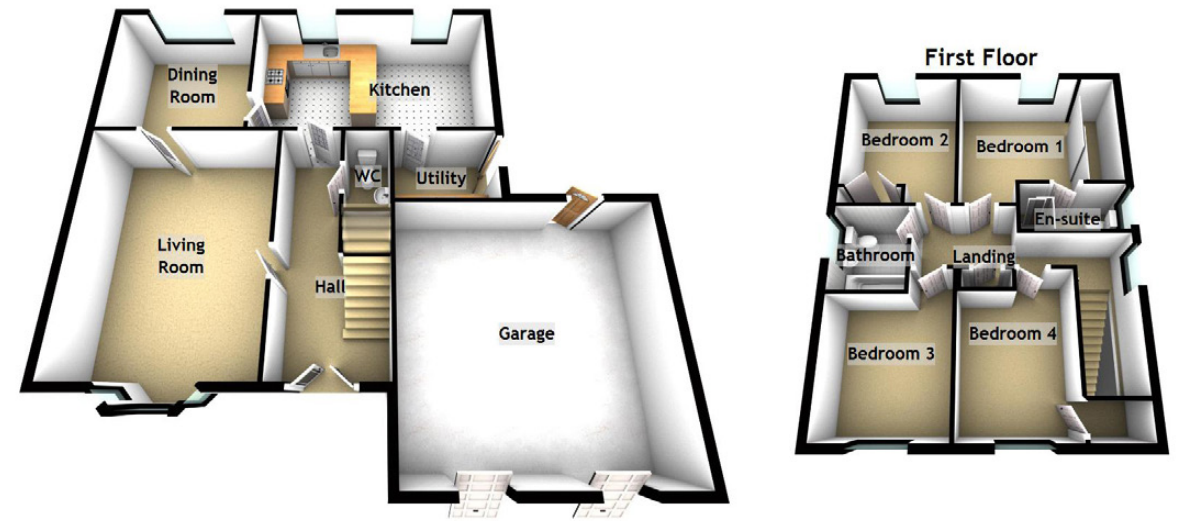
Bedroom 2



Bedroom 3



Bedroom 4



Approximate Dimensions
(Taken from the widest point)

Dining Room	3.39m (11'1") x 3.31m (10'10")
Living Room	5.50m (18'1") x 4.20m (13'9")
Kitchen	5.64m (18'6") x 3.31m (10'10")
Utility	2.30m (7'7") x 1.69m (5'7")
WC	1.92m (6'4") x 1.00m (3'3")
Garage	5.54m (18'2") x 5.49m (18')
Bedroom 1	3.04m (10') x 2.98m (9'9")
En-suite	2.53m (8'4") x 1.17m (3'10")
Bedroom 2	3.58m (11'9") x 2.75m (9')
Bathroom	2.02m (6'8") x 1.71m (5'7")
Bedroom 3	3.10m (10'2") x 2.77m (9'1")
Bedroom 4	3.57m (11'9") x 2.55m (8'4")

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window blinds, oven, hob, cooker hood and garden hut.





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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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