




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

1 Melbourne Street

LIVINGSTON, WEST LoTHIAN, EH54 5HW

1 MELBOURNE STREET LIVINGSTON



LOCATION

The town of Livingston offers a selection of schooling at nursery, primary and secondary levels, supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and other professional services. Most of the entertainment and shopping amenities can be found at the Almondvale Centre and the MacArthur Glen Outlet Centre.

Livingston is also well placed for the

commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports. The town is also served by a mainline railway station and bus station, both which give access to surrounding areas and beyond.

There are also a number of country parks, walks and golfing at Deer Park Country Golf Club.

PROPERTY

An excellent opportunity has arisen to acquire this well maintained three double bedroom lower flat, situated in a popular residential area of Livingston. The property offers superb family accommodation and is in move-in condition, offering great potential for a growing family.

In more detail, the property consists of a welcoming hallway with excellent storage throughout. The bright and airy living room offers fantastic furniture configurations as well as access to the back garden.

The large kitchen comes complete with floor to ceiling units, and space for a cooker, washing machine, fridge freezer and tumble dryer. There is also

ample space for a dining table.

There are three good sized bedrooms, all of which are bright and airy, with enough space to allow for free-standing furniture. Bedroom three also features built-in storage. The family bathroom completes the property internally with electric shower over bath, wash hand basin and WC.

The property also benefits from electric heating and double glazing.

Externally, there is a back garden which is both fenced and laid to lawn. The property makes a safe environment for children and the family pet as it is a fully enclosed rear garden.

PROPERTY SPECIFICATIONS

FLOOR PLAN - LOCATION - INTERNAL DIMENSIONS

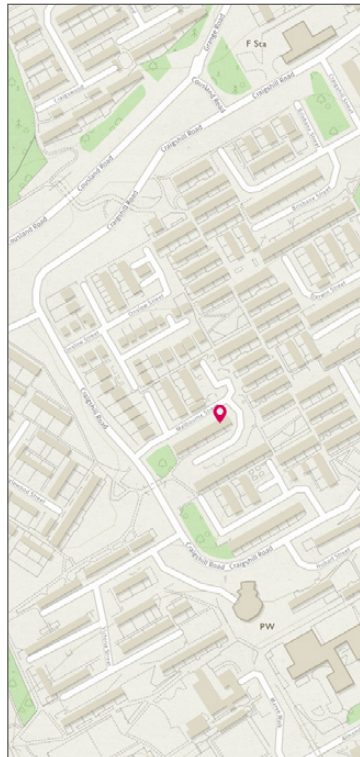


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Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 3.10m (10'2")
Bedroom 1	3.85m (12'8") x 3.80m (12'6")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.03m (9'11") x 1.85m (6'1")
Bathroom	2.60m (8'6") x 1.55m (5'1")

Gross internal floor area (m²)

88m²

EPC Rating

D

BUYER'S PREMIUM VALUE: £1500.

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Part
Exchange
Available

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Text and description
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