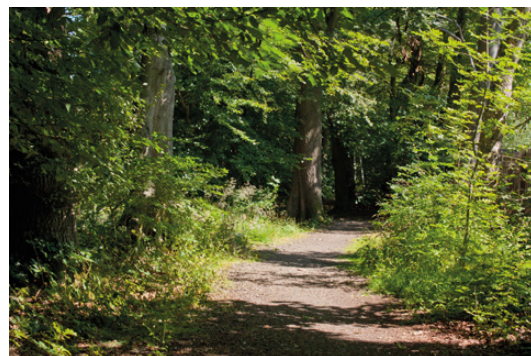





McEwan Fraser Legal
Solicitors & Estate Agents
01506 537 100

130 Buchanan Crescent

LIVINGSTON, WEST LoTHIAN, EH54 7EF



THE LOCATION LIVINGSTON

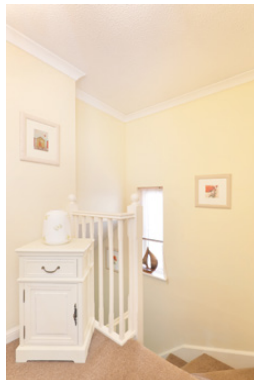
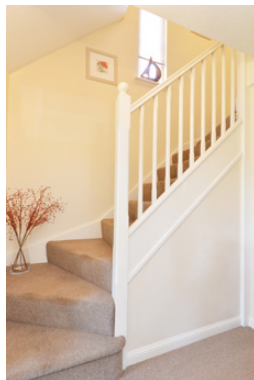
WEST LOTHIAN, EH54 7EF

Livingston is a very popular location for families. The amenities are wide and varied, in particular, the shopping opportunities in the town centre are the best in West Lothian and include large national brand supermarkets, clothing retailers, DIY and much more.

The town centre is less than ten minutes by car from the property. Education is well served with both primary and high schools provided locally.

West Lothian College is a short distance to the property and the town is also close to the campus of Heriot-Watt University. Amenities are varied and include a good choice of restaurants together with sporting venues. Transport is key to Livingston, it is almost halfway between Edinburgh and Glasgow and has motorway links to both cities. The property is only a ten minute walk from Livingston North Train Station, with connections to Edinburgh and Glasgow operating every fifteen minutes Monday to Saturday inclusive, Sunday services are less frequent, making it perfect for commuting. Edinburgh International Airport is less than twelve miles away for links to London and many international destinations.





130 BUCHANAN CRESCENT

LIVINGSTON, WEST LOTHIAN, EH54 7EF

McEwan Fraser Legal are delighted to bring to the open market this four bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. The property is finished to an excellent standard throughout.

In more detail, the property consists of a welcoming hallway with generous storage. The downstairs cloakroom comes with wash hand basin and WC. The bright and airy living room allows for free standing furniture, different furniture configurations, and Bay window and feature fireplace, French doors separate the living room from the dining room. The dining room allows for more formal dining with family and friends and provides access to the conservatory another bright and airy place and perfect for relaxing all year round. Access to the back

garden can also be found here.

The kitchen comes with floor to ceiling units, electric hob, double oven, hood, integrated fridge freezer, dishwasher and space for a washing machine as well as access to the side of the property.

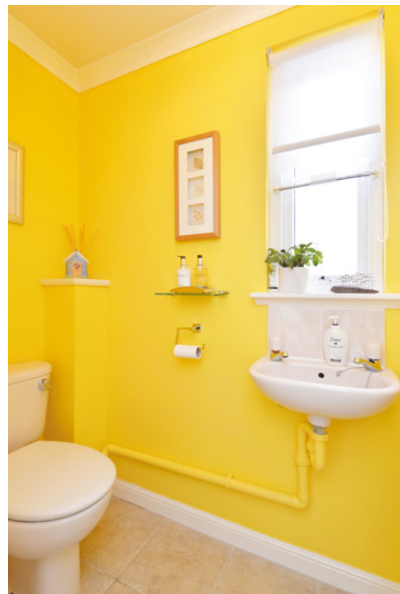
On the upper-level access to the attic can be found as well as good storage. There are four good sized bedrooms all bright and airy and all allowing for freestanding furniture. The two larger rooms also provide built-in storage. The master bedroom also benefits from an en-suite with walk-in shower, wash hand basin and WC.

Externally the front garden is mostly laid to lawn with a mixture of mature trees providing privacy, there is a large driveway leading to a single garage and ample car parking space.

The secure back garden is also mostly laid to lawn and has a decked area and space for a greenhouse.

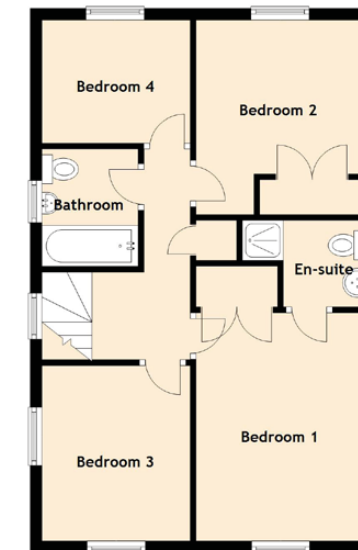
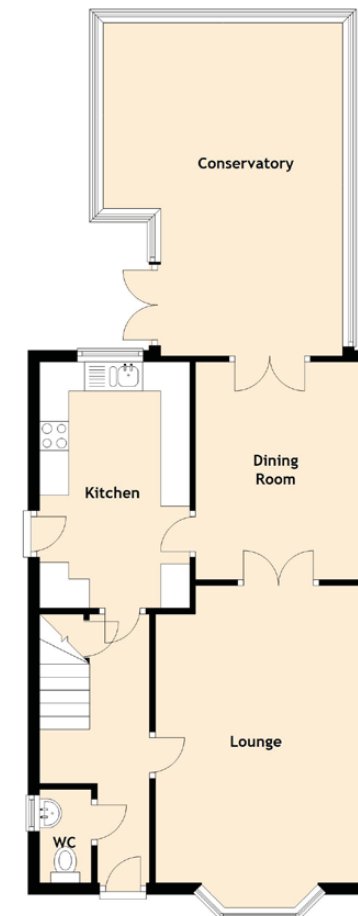
The property also benefits from gas central heating, double glazing and alarm system.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.12m (16'10") x 3.75m (12'4")
Dining Room	3.75m (12'4") x 2.87m (9'5")
Conservatory	5.74m (18'10") x 4.12m (13'6")
Kitchen	4.24m (13'11") x 2.58m (8'6")
Bedroom 1	3.93m (12'11") x 2.90m (9'6")
En-suite	1.49m (4'11") x 1.40m (4'7")
Bedroom 2	3.35m (11') x 2.90m (9'6")
Bedroom 3	3.02m (9'11") x 2.61m (8'7")
Bedroom 4	2.61m (8'7") x 2.12m (6'11")
Bathroom	2.04m (6'8") x 1.70m (5'7")
WC	1.61m (5'3") x 0.89m (2'11")

Gross internal floor area (m²): 101m² | EPC Rating: D

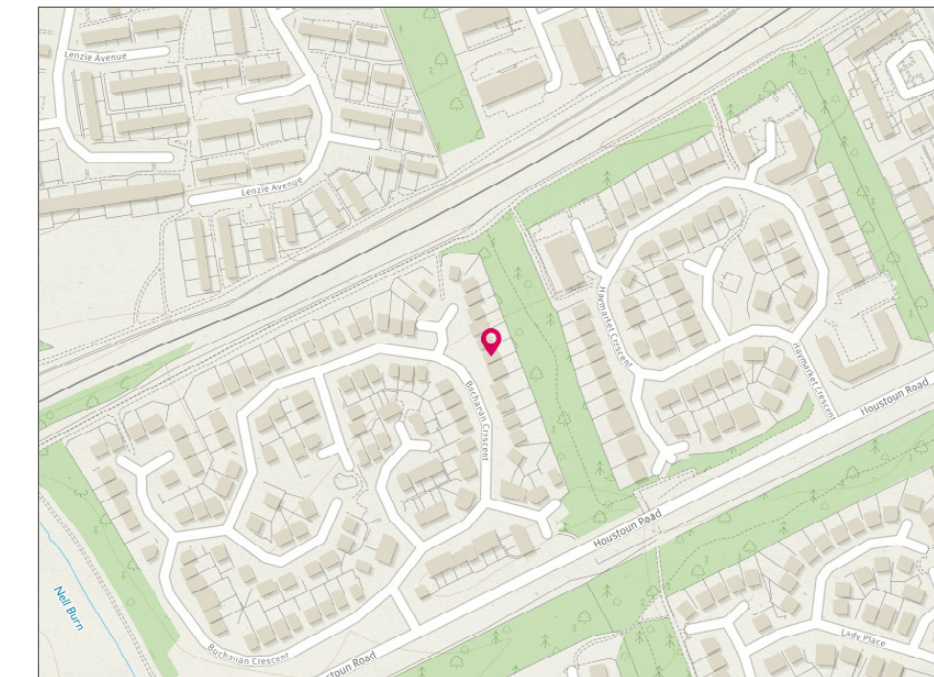


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Text and description
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Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer