



Two bedroom second floor flat

Within a popular residential area

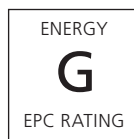
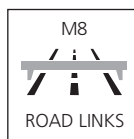


90 Victoria Street

Craigshill, Livingston, West Lothian, EH54 5BH



Scan Here!





90 Victoria Street

The Area

The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA Wall Mart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and 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 giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.

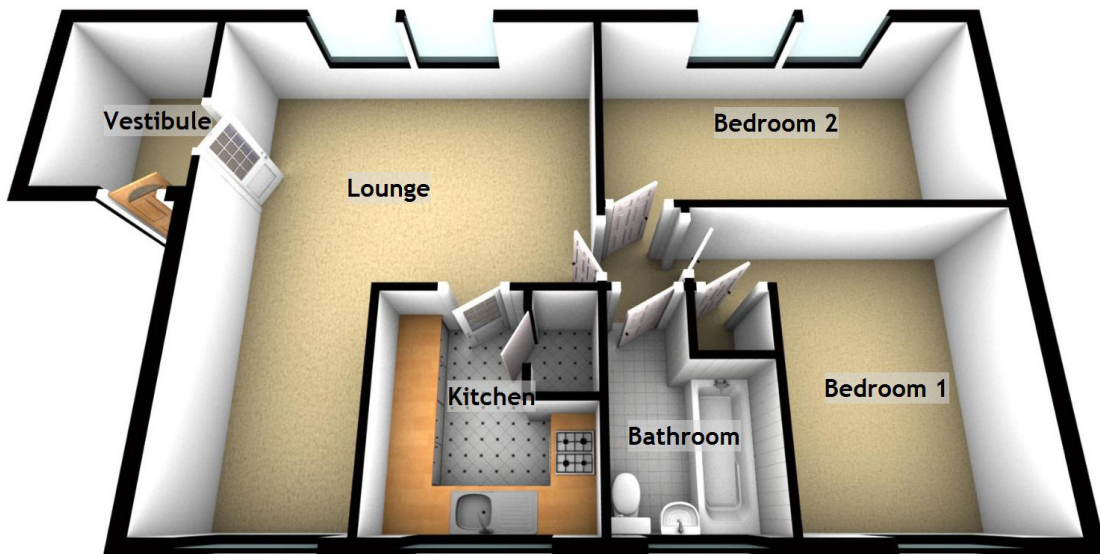


The Property

90 Victoria Street is an ideal property for the investor achieving a good rental income or possibly the first time buyer situated within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property is accessed via the communal stairwell. On entering the property a small entrance hall leading to the bright and

spacious lounge/dining room benefiting from recently replaced front and rear windows which provide open views. The kitchen is located off the lounge, complete with appliances. There are two good sized bedrooms which are double in size and the family bathroom which is partially tiled, completes the accommodation on offer.





APPROXIMATE DIMENSIONS

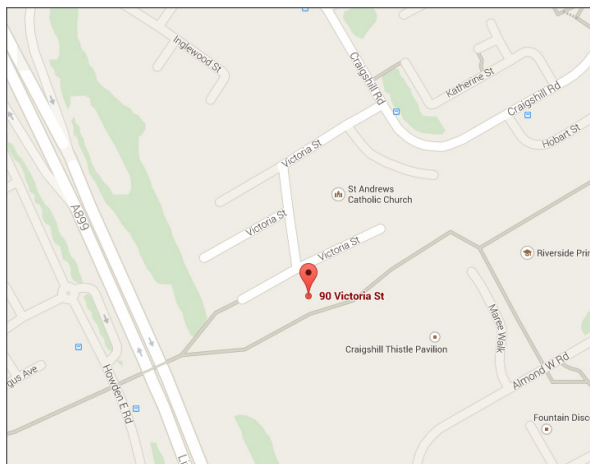
(Taken from the widest point)

Lounge	4.72m (15'6") x 3.54m (11'8")
Kitchen	2.66m (8'9") x 2.43m (8')
Bedroom 1	3.71m (12'2") x 3.62m (11'11")
Bedroom 2	4.69m (15'5") x 2.52m (8'3")
Bathroom	2.92m (9'7") x 1.81m (5'11")

EXTRAS

(Included in the sale)

All fitted floor coverings, light fittings, window dressings, washing machine, fridge, freezer, integrated kitchen appliances, single bed and triple wardrobe.



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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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 property's 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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