




 Solicitors & Estate Agents
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83 Mansefield
 EAST CALDER, LIVINGSTON, EH53 0JE



Mansefield is superbly placed to take advantage of fantastic amenities close by. Located close to both the M9 and M8 motorway networks, with the added benefit of Kirknewton Train Station a few miles away making travelling to both Edinburgh, Glasgow and beyond very easy. Edinburgh International Airport is approximately seven miles away. The area also benefits from local schools, sports centre and Almondell Country Park providing beautiful woodland and riverside walks. Livingston Centre, McArthur Glenn, and South Gyle shopping centre is also within easy reach.

McEwan Fraser Legal are delighted to bring to the open market this three bed terraced property. 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 accommodation consists of welcoming hallway providing excellent storage. The bright and airy lounge allows for good furniture configurations and ample space for free standing furniture. The kitchen comes complete with floor to ceiling units, cooker hood, cooker, space for washing machine and fridge freezer, as well as access to the back garden. The dining room provides ample space for a dining table for more formal dining.

On the upper level, there is a storage cupboard and access to the attic via Ramsay ladder. There are three excellent sized bedrooms, all bright and airy with built-in storage and allowing for free standing furniture if required. Two of the rooms come with built-in storage.

The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the front garden is mostly laid to lawn, the secure back garden has been slabbed to create a patio area. The property also benefits from gas central heating, double glazing, and on-street parking. Early viewing is highly recommended.

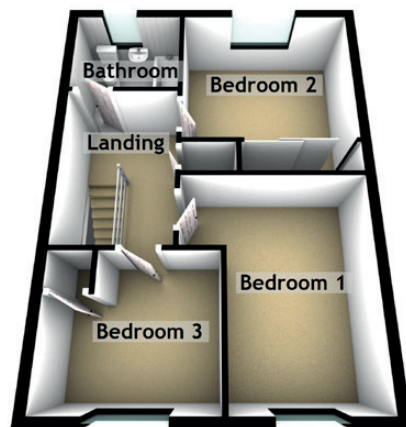


SPECIFICATION FLOOR PLAN & LOCATION

Ground Floor



First Floor



APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

Living Room	4.80m (15'9") x 3.44m (11'3")
Dining Area	2.90m (9'6") x 2.28m (7'6")
Kitchen	3.10m (10'2") x 3.04m (10')
Bedroom 1	4.04m (13'3") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	3.14m (10'4") max x 2.56m (8'5")
Bathroom	2.05m (6'9") x 1.76m (5'9")

GROSS INTERNAL FLOOR AREA (M2) : 86m²

EPC RATING : C

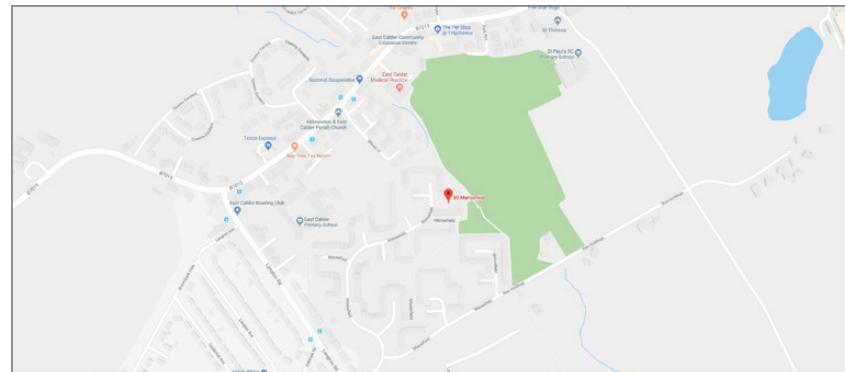


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