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1 Highfield

LIVINGSTON, WEST LOTHIAN, EH54 7BQ

Livingston's 'new town' status belies its' ancient origins. Picture the scene, a 12th century Flemish entrepreneur called De Leving was granted land in the beautiful Almond valley. Sheltered on the south side by the Pentland hills, and on the north side by the Bathgate hills, he would have found it difficult to believe his luck. To protect his family and retinue he set about building a fortified peel tower – the natives could be a bit hostile – and the surrounding settlement became known as Levingstoun.

In the mid 17th century Sir Patrick Murray bought the lands and the old peel tower. Here he created a beautiful home and one of the first botanical gardens in Scotland. Specimens from these gardens were taken to form the world famous botanical gardens in Edinburgh.

During the industrial revolution and into the 19th century, Livingston thrived. The development of the oil shale industry brought wealth and opportunity to the area. In fact, there wouldn't be a Texan oil industry if it weren't for the technology developed in the nearby village of Addiewell and Livingston at this time.

For entertainment Livingston has a wealth of great cafés, bars and restaurants. And if the buzz of Edinburgh calls, you can be in the city centre, by rail, in less than half an hour, to enjoy world-class venues for theatre, ballet, the Festival, the Tattoo and other seasonal entertainments. Easy access to the M8 and M9 motorway networks ensure swift travel times to Edinburgh airport, throughout the central belt and beyond.

Excellent shopping experiences abound at The Centre; a comfortable all year feast of famous brands and services for your delight and delectation.

Highly regarded educational facilities are equally accessible and range from Livingston Village and Peel primaries to James Young and St Margaret's high schools. There are also great local nurseries providing all day and wrap around.

In the surrounding area there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention close to home, Polkemmet, Beecraigs and Almondell, three beautiful country parks, with a great variety and opportunity for outdoor leisure pursuits.



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"...a superb detached villa within an exclusive Livingston Village cul de sac of individual dwellings..."



Almondell Park



Almondell Park

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Union Canal



Kitchen/Dining Area



Office/Study



Utility Room



Lounge



A superb detached villa within an exclusive Livingston Village cul de sac of individual dwellings, which provides deceptively spacious family accommodation. The property, which is immaculately presented, holds an instant air of appeal, exudes a modern flair and offers accommodation over two levels.

Once inside, you will be greeted with a first class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The impressive lounge has a large recessed fireplace and an open outlook to the front and patio doors to the rear, flooding the room with light. Access is gained from here to the open plan kitchen/dining area, via French doors. The lounge comes complete with living flame gas fire, with an impressive fireplace and hearth.

The kitchen/diner has been fitted to include a good range of floor and wall mounted units which further benefits from integrated appliances such as "Smeg" double oven and gas hob, also included in the sale is the cooker hood, integrated dishwasher and American fridge/freezer.

The utility room can be accessed from the kitchen, with side door allowing you access all areas surrounding the property. You will also discovery an excellent family room, to the front of the property. Also located on the ground floor is a very handy WC.

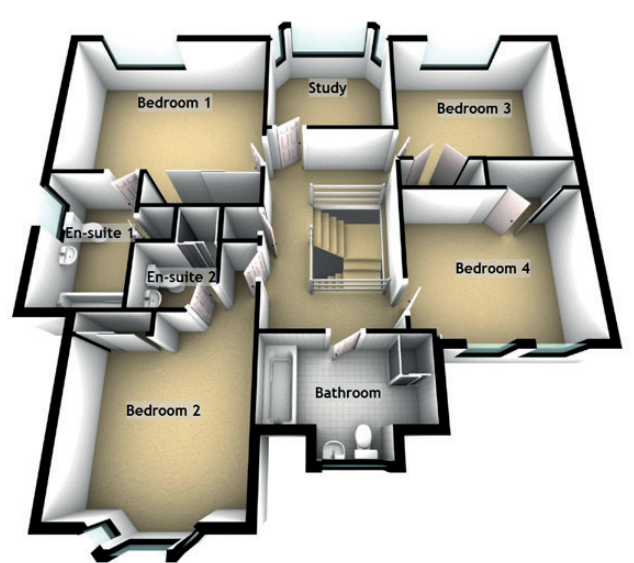
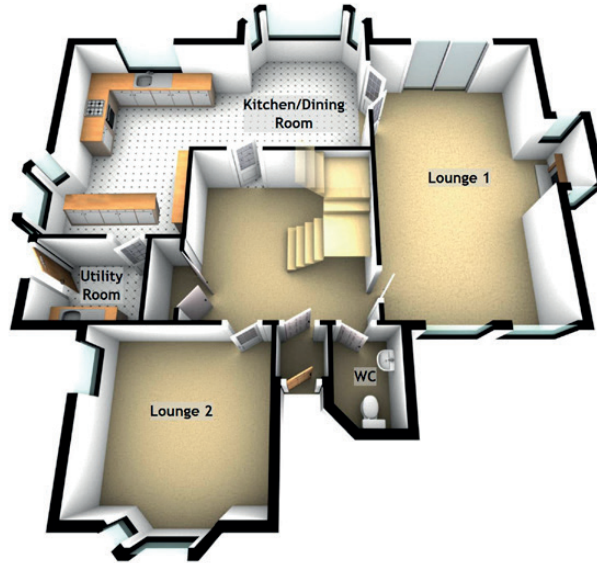
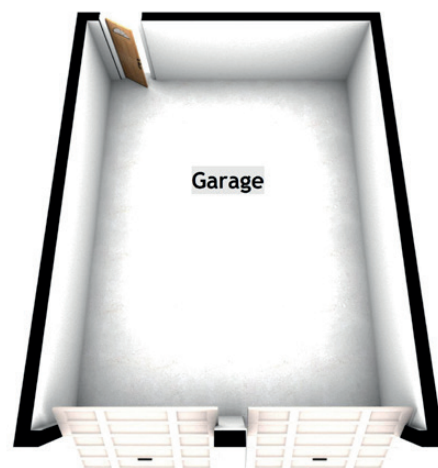
Taking the staircase to the upper level you will be impressed with the space on offer. The master bedroom benefits from built in wardrobes. The master bedroom also hosts an en-suite shower room. you will also discover three further double bedrooms. The front bedroom benefits from an en-suite shower room.

The family bathroom is also located on this level complete with separate shower cabinet.

Internally, the property benefits from gas central heating, double glazing throughout, and ample storage. Karndean flooring has been fitted to the kitchen/dining room, hallway and downstairs WC, which is durable, low maintenance and is a beautifully realistic wood designs.

Externally, the property has gorgeous gardens surrounding the property, with patio areas ideal for the summer BBQ. The double garage can be accessed via the driveway that can accommodate several vehicles.





Approximate Dimensions (Taken from the widest point)

Lounge 1	6.90m (22'8") x 3.91m (12'10")
Lounge 2	3.62m (11'11") x 3.47m (11'5")
Kitchen/Dining Room	7.07m (23'2") x 2.89m (9'6")
Study	2.94m (9'8") x 2.81m (9'3")
Bedroom 1	4.67m (15'4") x 3.67m (12')
Bedroom 2	3.60m (11'10") x 2.85m (9'4")
Bedroom 3	3.92m (12'10") x 3.33m (10'11")
Bedroom 4	3.93m (12'11") x 2.28m (7'6")
En-suite 1	3.13m (10'3") x 1.97m (6'6")
En-suite 2	1.61m (5'4") x 1.54m (5'1")
Bathroom	3.44m (11'3") x 1.74m (5'9")
WC	1.95m (6'5") x 1.35m (4'5")
Utility Room	3.00m (9'10") x 1.76m (5'9")
Garage	7.00m (23') x 5.32m (17'5")

Gross internal floor area (m²)

206m²

EPC Rating

D

Extras
(Included in the sale)

All fitted floor coverings, * light fittings, window blinds, integrated kitchen appliances, dishwasher and American fridge freezer.

* Excluding Dining area fitting.

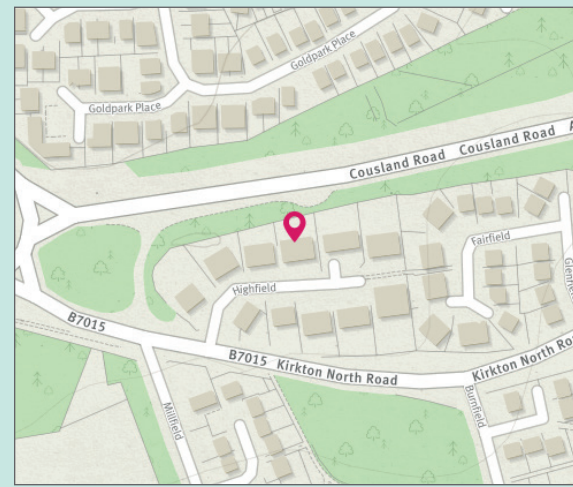


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