




McEwan Fraser Legal
Solicitors & Estate Agents
01506 537 100

7 Almond Court
LIVINGSTON, WEST LOTHIAN, EH54 5NZ

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The town of Livingston offers a selection of amenities which include a nursery, primary/secondary schooling and supermarkets including ASDA. There are further amenities such as cinemas, bars, restaurants, sport and leisure facilities, banks, building societies.

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 and country walks, and for the golfing enthusiast, Deer Park Golf and Country Club.

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom detached bungalow situated on a corner plot with good space around it. Great emphasis has been placed on the creation of easily managed and free-flowing space. Room usage can be adapted to meet purchasers needs.

In more detail, the property consists of a welcoming hallway with generous storage and access to the partially floored attic via Ramsey

ladder. The bright and airy lounge/diner allows for free standing furniture and different furniture configurations. Access to the conservatory is also through the lounge a fantastic space for unwinding at any time of the year. The back garden can be accessed from the conservatory.

The kitchen comes with floor to ceiling units, gas hob, oven, cooker hood, space for washing machine, dishwasher and fridge freezer. Access to the side garden can be found in the kitchen.

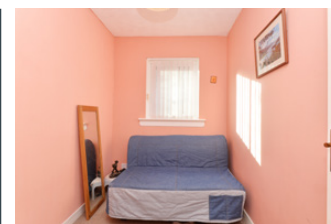
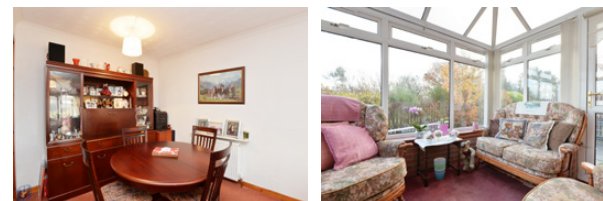
There are three good sized bright and airy bedrooms, all allowing for free standing furniture and two benefiting from built-in storage.

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

Externally there is a large stone chipped drive for ample off street parking. The front garden is mostly mature. The single garage comes with power and light. The secure back garden is a mixture of a patio area and laid to lawn. There is also a garden shed.

The property also benefits from gas central heating and triple glazed windows.

Early viewing is highly recommended.



“... Great emphasis has been placed on the creation of easily managed and free-flowing space ...”

Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.00m (19'8") x 3.95m (13')
Conservatory	2.45m (8') x 1.98m (6'6")
Kitchen	2.91m (9'7") x 2.41m (7'11")
Bedroom 1	3.96m (13') x 2.66m (8'9")
Bedroom 2	3.46m (11'4") x 2.66m (8'9")
Bedroom 3	2.66m (8'9") x 1.87m (6'2")
Bathroom	2.66m (8'9") x 1.87m (6'2")
Garage	6.03m (19'9") x 2.71m (8'11")

Gross internal floor area (m²): 70m² | EPC Rating: C

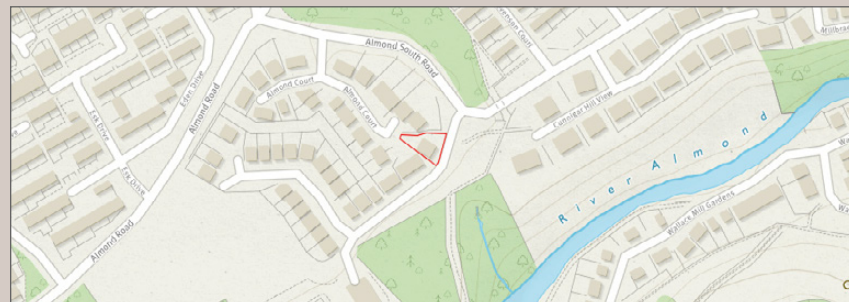


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
GRAEME NIMMO
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer