




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

31 CRAIGSWOOD
LIVINGSTON // WEST LOTHIAN // EH54 5EP

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FANTASTIC ONE
BEDROOM BUNGALOW

WALK-IN CONDITION

The town of Livingston offers a selection of amenities to include a 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 Livingston Designer Outlet. 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 (Uphall Station is approximately 1.8 miles away) 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 is just over one and a half miles away.

Part Exchange available. McEwan Fraser Legal are delighted to bring to market this fantastic one-bedroom bungalow in walk in condition. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

The accommodation comprises of an entrance hallway with fantastic storage, bright airy living room offering excellent furniture configurations. The kitchen comes complete with floor to ceiling units, space for cooker, washing machine and fridge freezer as well as a table. The bright and airy double

bedroom allows for great furniture configurations, bathroom with separate shower, walk-in hall store, and a rear hall. The family bathroom with walk in shower, W.C and wash hand basin completes the property internally. The secure back garden comes complete with storage shed. The front garden is low maintenance.

This property will be of added interest to the first time buyer or investor, early viewing is recommended to avoid disappointment.

The property also benefits from gas central heating, double glazing and excellent storage, on street parking is available to the front of the property.



KITCHEN &
LOUNGE



THIS PROPERTY
WILL BE
OF ADDED
INTEREST TO
THE FIRST TIME
BUYER OR
INVESTOR



BEDROOM &
BATHROOM



PROPERTY
GARDEN

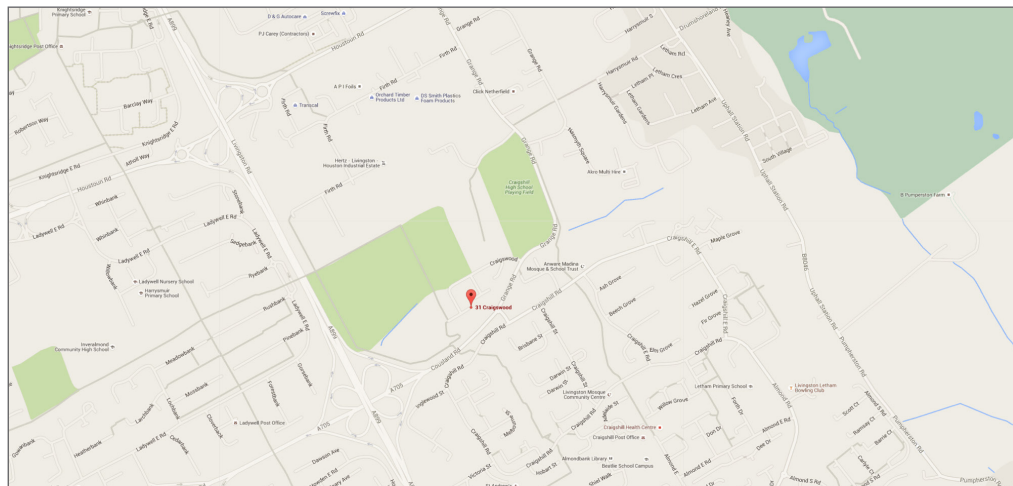
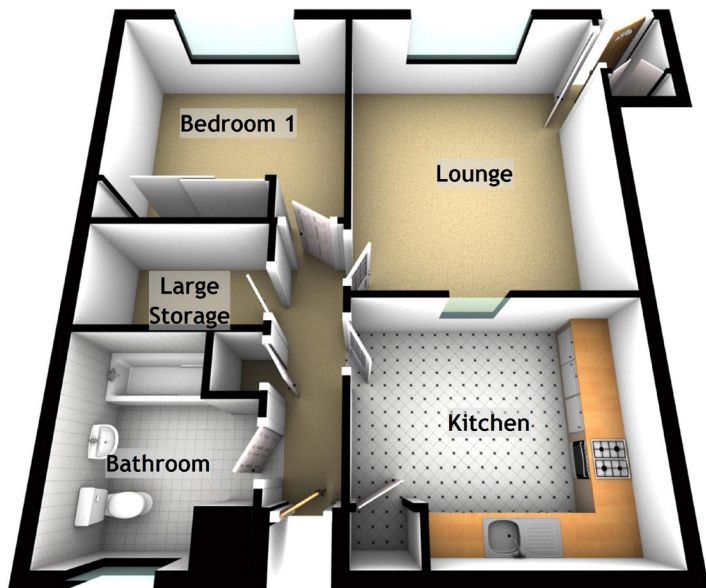
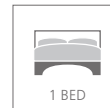


SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 3.40m (11'2")

GROSS INTERNAL FLOOR AREA (m²) - 53 m²



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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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. 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 brochure 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
GRAEME NIMMO
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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