




McEwan Fraser Legal
Solicitors & Estate Agents
01506 537 100

8 Ballantyne Place

LIVINGSTON, WEST LoTHIAN, EH54 6TG

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WEST LOTHIAN

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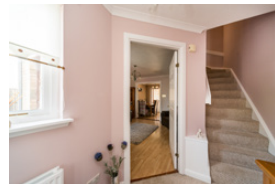
The town of Livingston offers a selection of wonderful amenities, including a nursery, primary and secondary schooling, supermarkets including an ASDA, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services.

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 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.



8 BALLANTYNE PLACE

LIVINGSTON
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Part Exchange available. We are delighted to bring to the market this beautiful two bedroom end terraced house. 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 property comprises of an entrance hallway leading to the bright airy living room, this room offers excellent furniture configurations as well as a deep storage cupboard, onto the kitchen/dining room, ample space for a dining table, as well as floor to ceiling units, gas cooker, cooker hood, electric oven, integrated dish washer and space for fridge freezer, washing machine. Making this

the ideal kitchen for the aspiring chef. From the kitchen French doors lead into the conservatory, once again this room offers excellent furniture configurations and leads on to the secure back garden.

On the upper level there is generous storage as well as access to the floored attic by ladder which also has electricity. There are two good sized bedrooms with built-in storage, both offering ample space for free standing furniture. The fully tiled family bathroom completes the property internally with walk-in electric shower, wash hand basin, WC and towel rail.

Externally there is a driveway to the front, as well as a lawn area, the back garden is also laid to lawn and benefits from a patio area.

The property also benefits from double glazing throughout, Gas Central Heating and alarm system.

Early viewing recommended.



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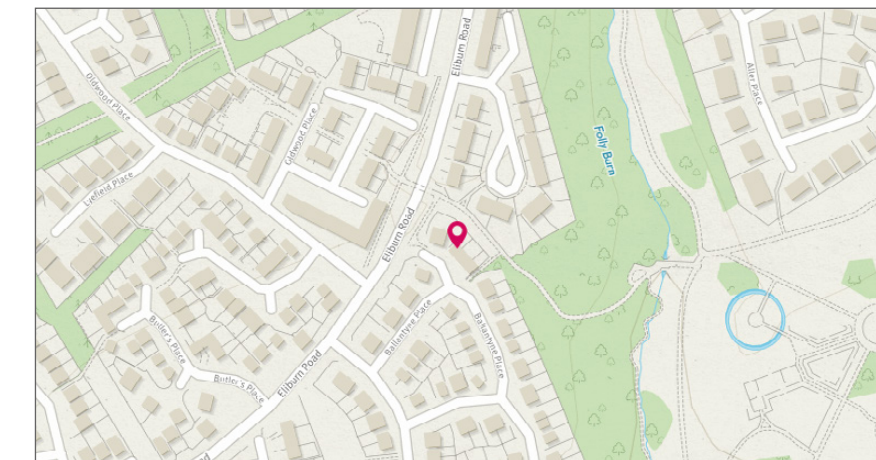
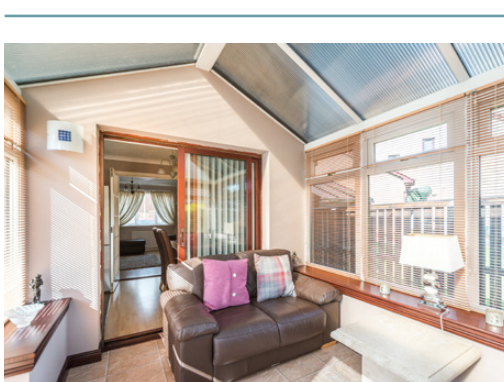


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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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
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer