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15 Corston Park
LIVINGSTON, WEST LOTHIAN, EH54 5NT

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McEwan Fraser Legal are delighted to bring to the market this four-bed mid terraced family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage can be adapted to meet purchasers needs.

In more detail, the property consists of welcoming hall which leads up a flight upstairs to the lounge. This is a large open space offering space for free-standing furniture and excellent furniture configurations. There are two bright and airy bedroom including the master bedroom both allow for free standing furniture and different configurations. There is the added benefit of a cloakroom comprising wash hand basin and WC.

On the lower floor, there is the kitchen area

which comes complete with floor to ceiling units, gas hob, oven, hood, breakfasting bar, space washing machine and dishwasher. Access to the secure back garden is also from the kitchen via patio doors. The family bathroom can also be found on this level and benefits from a walk-in shower from mains, hand basin and toilet. Completing this level, there are the two bedrooms both bright and airy, both allowing for free-standing furniture. One also benefits from built-in storage.

The property also benefits from gas central heating and double glazing. Externally there is a single garage with power light and water, there is also a parking space to the back. The back garden is a patio area for low maintenance and comes with a garden shed.

Early viewing is highly recommended.



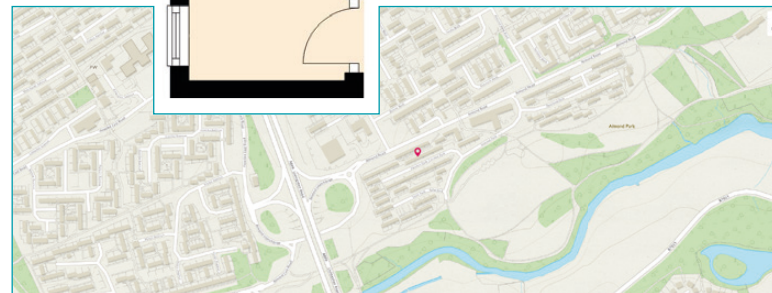
AN EXCELLENT FOUR-BED TERRACED FAMILY HOME





Approximate Dimensions
(Taken from the widest point)

Lounge	4.56m (15') x 3.26m (10'8")	Shower Room	2.59m (8'6") x 1.31m (4'4")
Kitchen/Diner	4.55m (14'11") x 2.72m (8'11")	WC	1.35m (4'5") x 1.05m (3'5")
Bedroom 1	3.91m (12'10") x 3.00m (9'10")		
Bedroom 2	4.55m (14'11") x 2.72m (8'11")		
Bedroom 3	2.83m (9'3") x 2.09m (6'10")		
Bedroom 4	3.20m (10'6") x 2.12m (6'11")		
Gross internal floor area (m ²): 85m ²			
EPC Rating: D			



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