



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 0131 524 9797

**8 Taylor Green**  
 LIVINGSTON, WEST LOTHIAN, EH54 8SY



# LIVINGSTON

The town of Livingston offers a selection of amenities to include a nursery, primary and secondary schooling, supermarkets - including ASDA Wallmart, 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 (Livingston North 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 Golf and Country Club is practically on the door step.

McEwan Fraser Legal are delighted to bring to the open market this 2 bedroom ground floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout, which is fit for today's modern living.

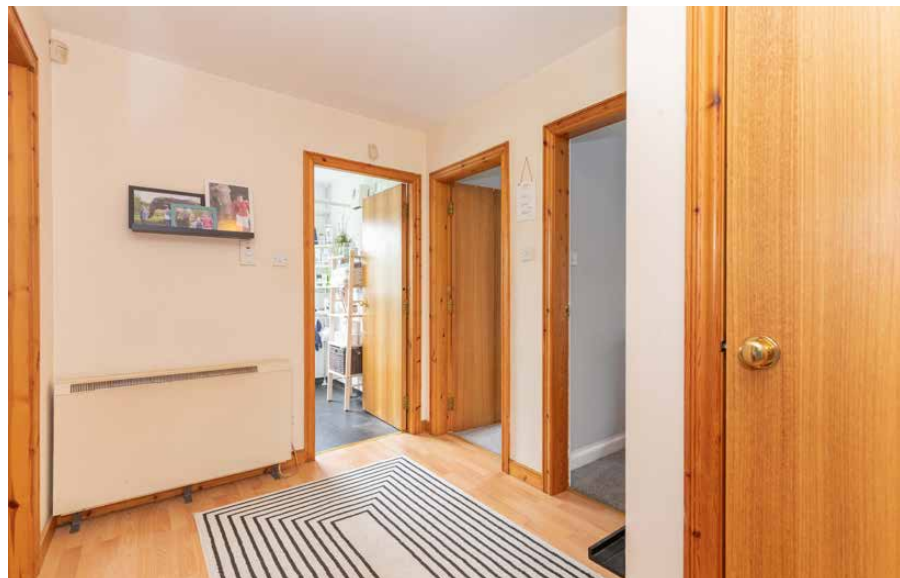
In more detail the property consists of a welcoming hallway with excellent storage. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, hood and oven as well as space for fridge freezer, washing machine, tumble dryer and dish washer.

There are two double bedrooms, both bright and airy and allowing for free standing furniture. Both rooms also benefit from built in storage.

The family bathroom completes the property internally with wet room electric shower, wash hand basin and W/C.

The property also benefits from allocated parking space, electric heating and double glazing.

Early viewing is highly recommended.





# SPECIFICATIONS

## Floor Plan, Dimensions and Location

Approximate Dimensions (Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 3.92m (12'10") x 3.77m (12'4") |
| Kitchen     | 3.77m (12'4") x 2.49m (8'2")   |
| Bedroom 1   | 3.69m (12'1") x 3.23m (10'7")  |
| Bedroom 2   | 3.69m (12'1") x 3.24m (10'8")  |
| Shower Room | 2.05m (6'9") x 1.82m (6')      |

Gross internal floor area (m²) - 64m²

EPC Rating - C

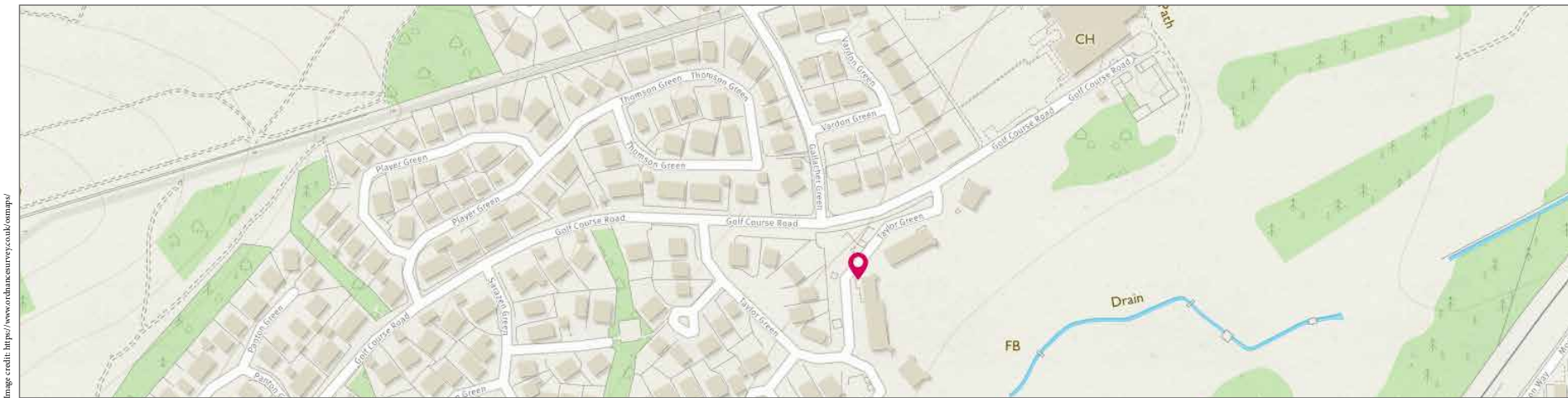
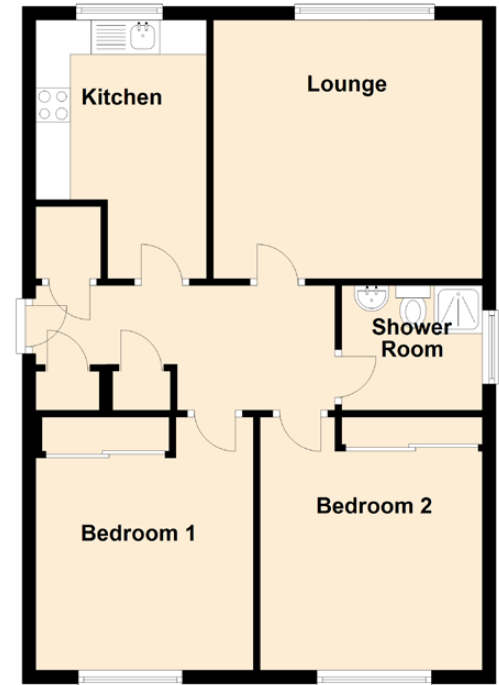


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



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Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
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Photographer



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**ABBEY TURPIE**  
Designer