




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

36 Westwood Park
DEANS, LIVINGSTON, WEST LoTHIAN, EH54 8QW

DEANS/ LIVINGSTON

WEST LOTHIAN/EH54 8QW

For those who are entirely unfamiliar with the area, Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises of a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy. Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling, the Forth Bridge and all points north. Livingston North Railway Station is approximately 1.5 miles away. The trip from there offers a direct link into Waverly Station, the very heart of Edinburgh which takes only a matter of twenty minutes.

The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston in general provides a high level of amenities. Conveniently located to Deer Park Golf and Country Club offering an impressive array of activities and home to Livingston's own Championship Golf Course. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium



FANTASTIC DETACHED FAMILY HOME
EARLY VIEWING RECOMMENDED



CONVENIENTLY LOCATED TO
DEER PARK GOLF AND COUNTRY
CLUB OFFERING AN IMPRESSIVE
ARRAY OF ACTIVITIES AND
HOME TO LIVINGSTON'S OWN
CHAMPIONSHIP GOLF COURSE...

36 WESTWOOD PARK

Part Exchange available. We are delighted to bring to the market this beautiful four-bedroom detached home. 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 with excellent storage and down stairs bathroom complete with w/c and wash hand basin. The bright airy front facing lounge offers good furniture configurations. Just off the lounge is the dining room perfect for entertaining family and guests.

The fully fitted kitchen has been fitted to include a good range of floor and wall mounted units, electric hob, cooker hood, double oven, space for washing machine and

fridge freezer, making this the ideal kitchen for the aspiring chef. Access to the back garden can also be found in the kitchen. Journey upstairs to find four bright and airy bedrooms all benefiting from built in storage and offering space for good furniture configurations.

The partially tiled family bathroom completes the property internally with electric shower over bath, wash hand basin and WC. Also on the upper landing is access to the partially floored attic, offering great storage, as well as an additional storage cupboard.

Externally there is a driveway providing ample off-street parking for up to three cars, as well as a single garage with power and light. The front garden is laid to lawn. The back garden is the same, also being a secure area, perfect for a family with children or pets The property also benefits from double glazing throughout, Gas Central Heating and alarm system.

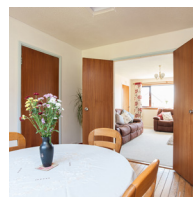
Early viewing recommended.



KITCHEN



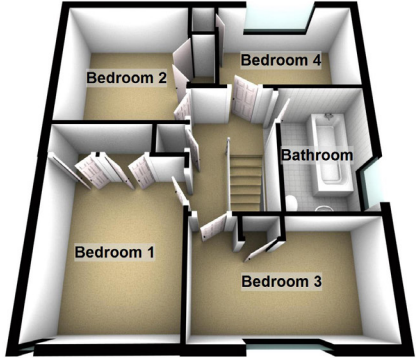
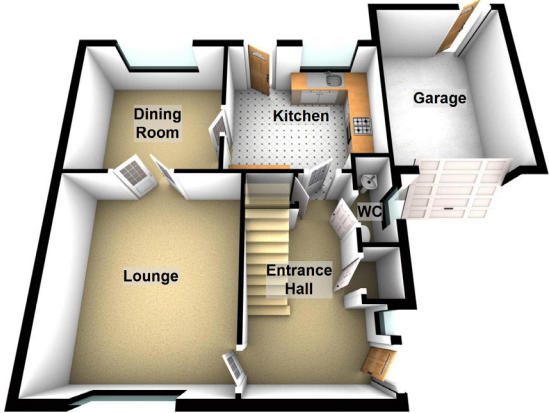
LOUNGE



DINING ROOM



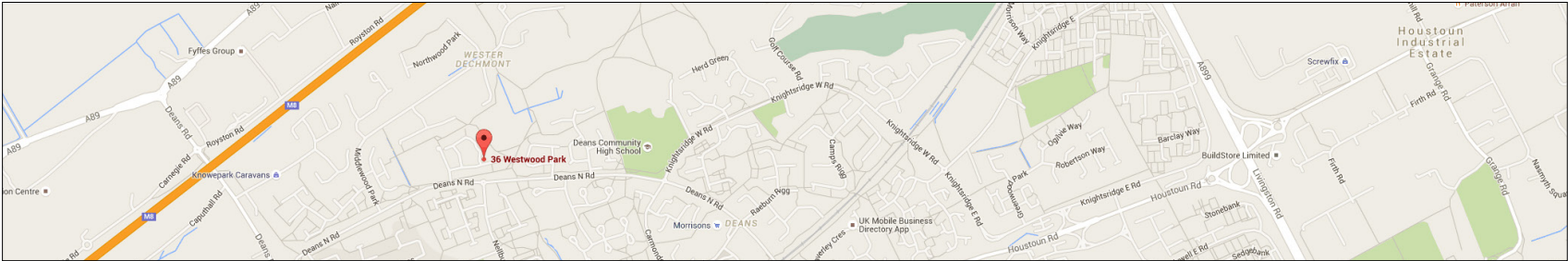
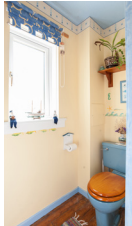
SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION



APPROXIMATE DIMENSIONS (Taken from the widest point)	
Lounge	4.30m (14'1") x 3.80m (12'6")
Dining Room	3.31m (10'10") x 3.22m (10'7")
Kitchen	3.40m (11'2") x 3.22m (10'7")
Bedroom 1	3.62m (11'10") x 2.96m (9'8")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	3.86m (12'8") x 2.70m (8'10")
Bedroom 4	3.21m (10'6") x 2.17m (7'1")
Bathroom	2.70m (8'10") x 1.90m (6'3")
WC	1.87m (6'2") x 0.91m (3')
Garage	4.27m (14') x 3.04m (10')

GROSS INTERNAL FLOOR AREA (m²) -105 m²

EPC - C





McEwan Fraser Legal

Solicitors & Estate Agents

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
CATHERINE MARKIE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer