



McEwan Fraser Legal
Solicitors & Estate Agents
01506 537 100

52 Fulmar Brae
LIVINGSTON, WEST LOTHIAN, EH54 6UU



“... would provide an excellent family home over two levels...”



The town of Livingston offers a selection of amenities to include: 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 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.

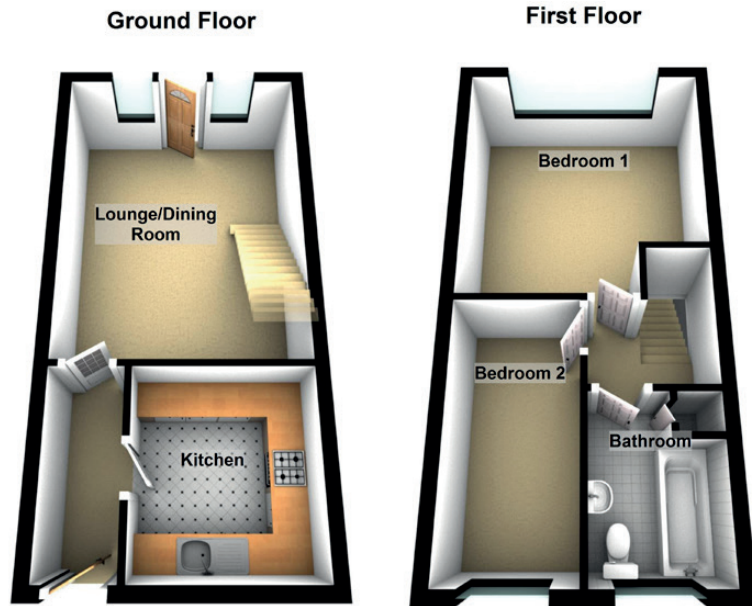
*52 Fulmar Brae
Livingston*



This mid terrace villa, is located within a popular area of Livingston, and would provide an excellent family home over two levels comprising; entrance hall, lounge with staircase to the under level and rear door to the garden, kitchen complete with oven, gas hob and cooker hood, family bathroom and two bedrooms. The property further benefits from double glazing, gas central heating and attic which can be used for additional storage.

Externally there are garden grounds to rear, and a driveway to the front offering off street parking.

Viewing is highly recommended.



Approximate Dimensions
(Taken from the widest point)

Bedroom 1	3.83m (12'7") x 3.62m (11'11")
Bedroom 2	3.66m (12') x 1.76m (5'9")
Lounge/Dining Room	4.79m (15'9") x 3.62m (11'11")
Kitchen	2.71m (8'11") x 2.46m (8'1")
Bathroom	2.71m (8'11") x 1.75m (5'9")

Gross internal floor area (m²)

55m²

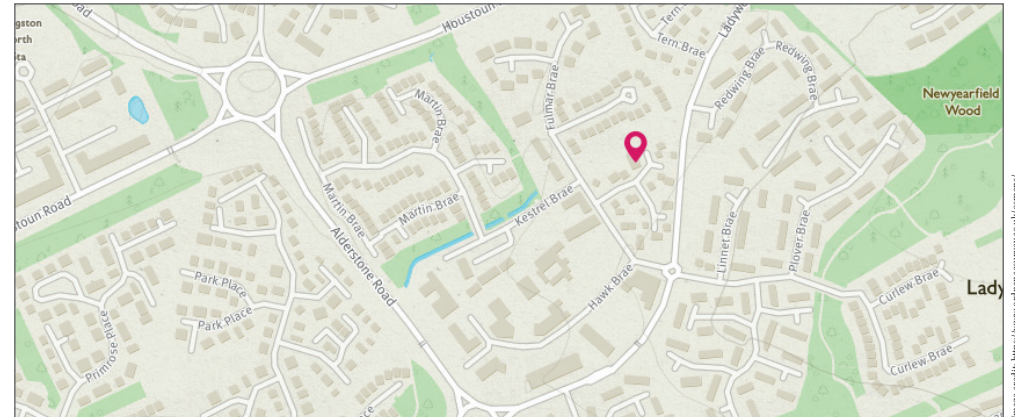
EPC Rating

D

Extras

(Included in the sale)

All fitted floor coverings, light fittings, and integrated kitchen appliances.



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Part
Exchange
Available



Professional photography
MARK BRYCE
Photographer



Text and description
GILLIAN MUNRO
Surveyor



Layout graphics and design
BEN DAYKIN
Designer

Tel. 01506 537 100 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk