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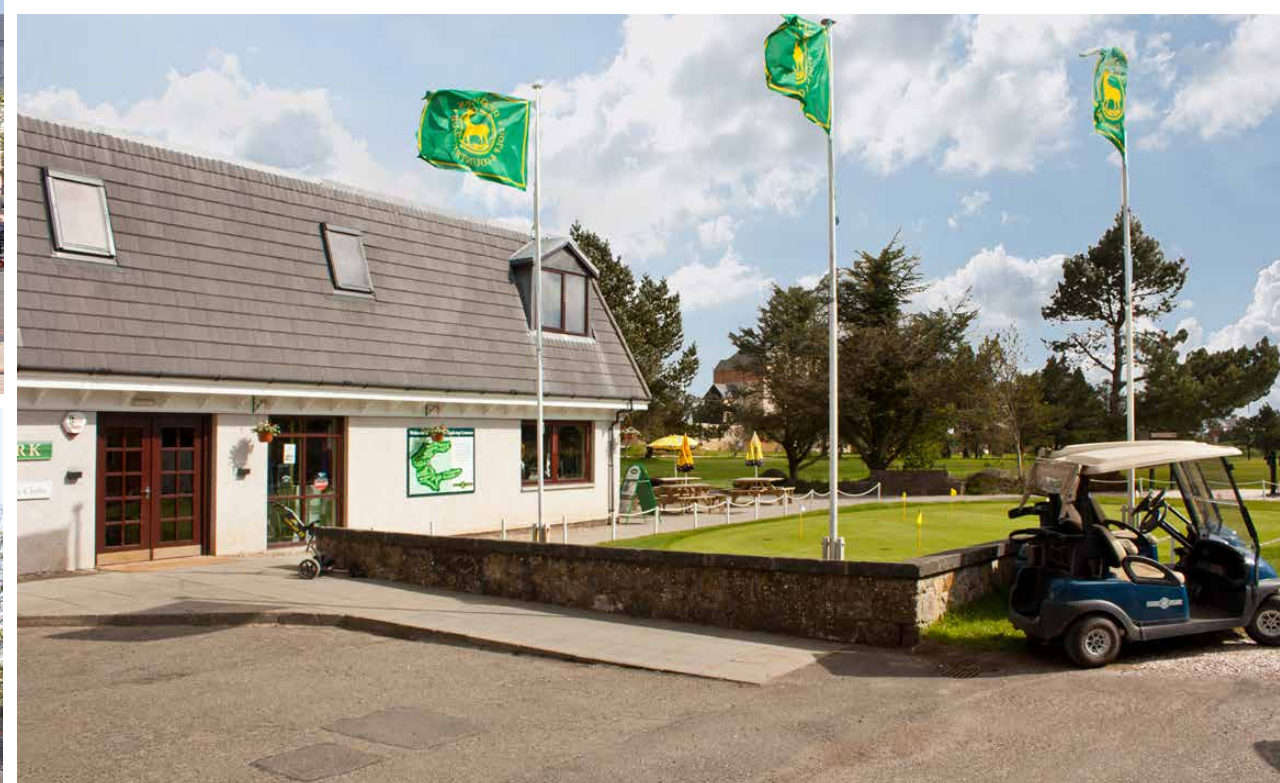


THE LOCATION

The town of Livingston offers a selection of amenities including a nursery, primary and secondary schooling, supermarkets, cinemas, bars, restaurants, leisure facilities, banks, building societies, and other professional services. The town offers a wealth of shops and specialist stores housed in the Almondvale Centre and Livingston Designer Outlet. The property is also well placed for local amenities.

Livingston is also well placed for the commuter with road links via the M8 motorway to Glasgow

and Edinburgh, both of which offer international airports. The town is also served by a mainline railway station (Livingston North is approximately 0.5 miles away) and bus station giving access to surrounding areas and beyond. There are also several country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club is less than a mile away.





THE PROPERTY

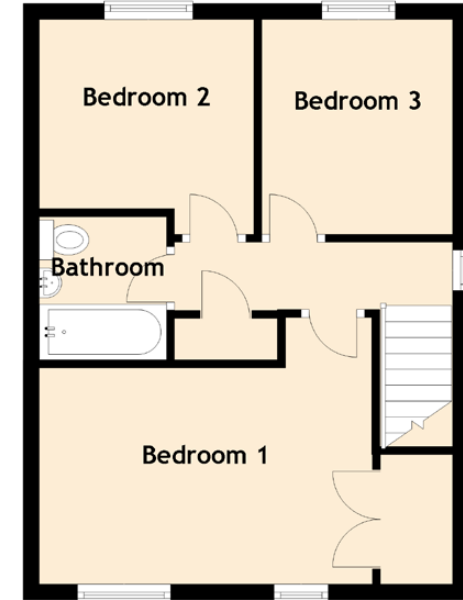
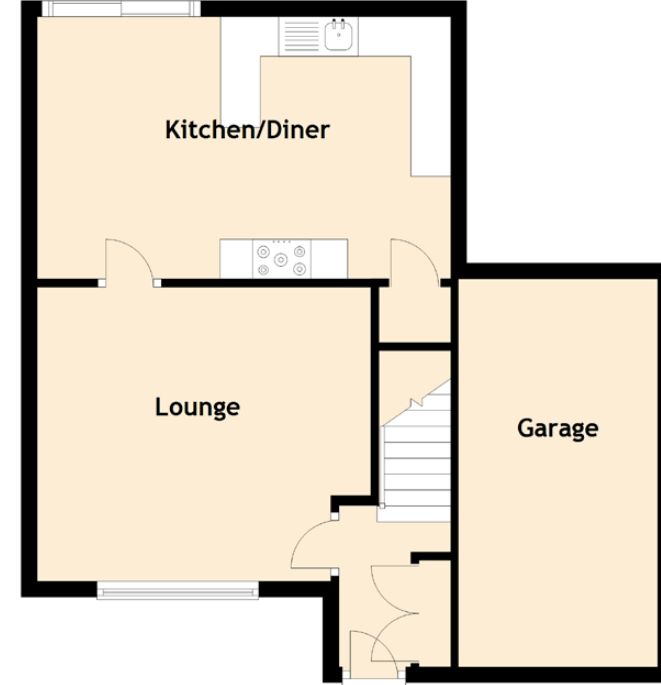
McEwan Fraser Legal are delighted to bring to the open market this three-bedroom linked detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that 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.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations. It also benefits from a bay window and feature fireplace. The kitchen has ample storage, five ring cooker, hood, double oven, integrated fridge

freezer, breakfasting bar and access to the side of the property. The dining area allows for different configurations, ample space for a table and access to the back garden. On the upper level, access to the attic can be found. There are three good sized bright and airy bedrooms all allowing for free-standing furniture, one of the bedrooms also benefits room built-in storage. The partially tiled bathroom completes the property internally with shower from mains over bath, wash hand basin and WC.

Externally the front garden is laid to lawn, there is a driveway providing access to a single garage. The secure back garden benefits from a patio area and is also laid to lawn. The property also benefits from gas central heating and double glazing.





Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.10m (16'9") x 3.30m (10'10")
Lounge	4.20m (13'9") x 3.70m (12'2")
Bedroom 1	4.19m (13'9") x 3.50m (11'6")
Bedroom 2	2.70m (8'10") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.40m (7'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 75m² | EPC Rating: C

GARDEN

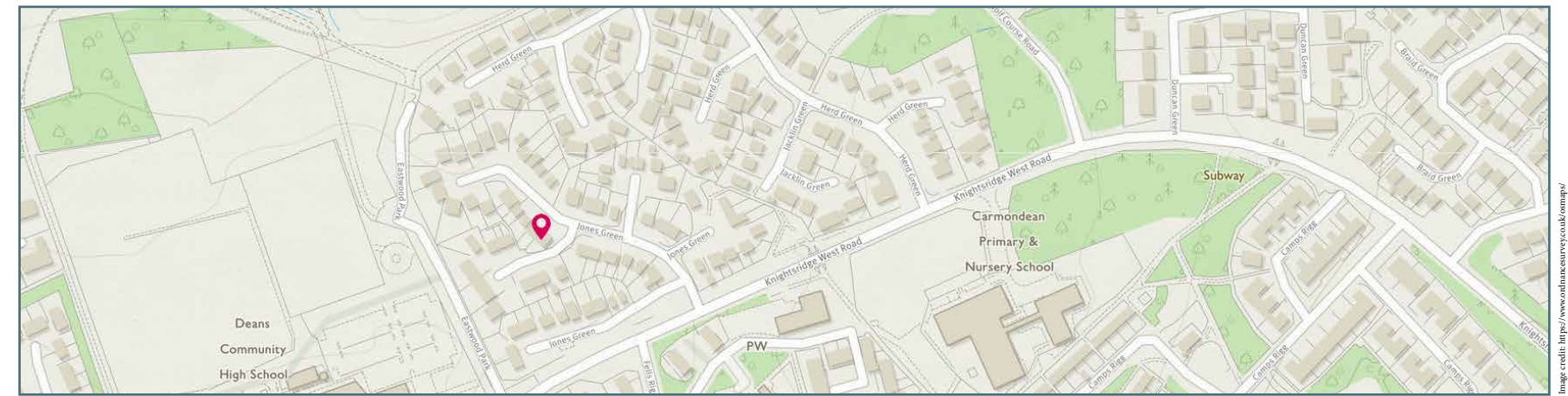
PLACES TO EAT

TRAIN LINKS

NEAR SCHOOLS

LOCAL AMENITIES

M8 ROAD LINKS





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