





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

17D Melbourne Street

CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5HW











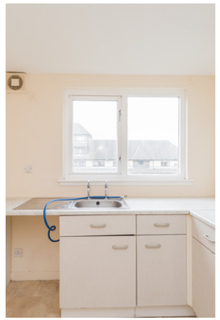












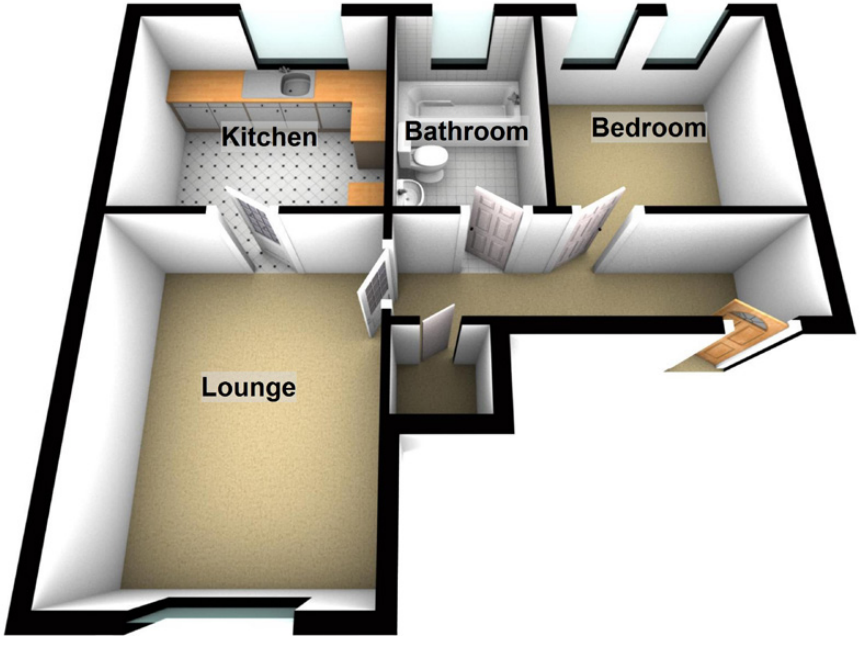
17D MELBOURNE STREET

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 MacArthur Glen Outlet Centre. 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.

Fantastic opportunity to acquire this one bedroom flat. Ideal first time buyer or investment property.

On entering the property the hallway provides access to all accommodation. The bright lounge is located to the rear of the property. The kitchen can be accessed from the lounge and features a range of kitchen units. You will also discover the bedroom and bathroom to the front of the property, completes the accommodation on offer.

The property benefits from a secure entry phone system, electric heating and double glazing. There is also ample on street parking.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.09m (10'2")
Kitchen	3.07m (10'1") x 2.68m (8'10")
Bedroom	2.79m (9'2") x 2.49m (8'2")
Bathroom	2.49m (8'2") x 1.72m (5'8")

Gross internal floor area (m²) - 39m²

EPC Rating - C

Extras
(Included in the sale)

Sold as seen.

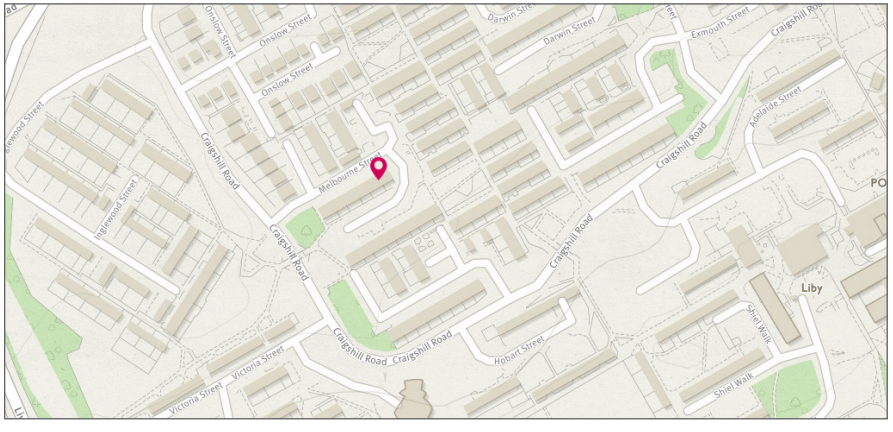


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

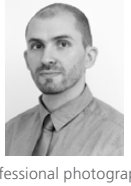
McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
GILLIAN MUNRO
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk