



McEwan Fraser Legal

Solicitors & Estate Agents

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22 Poplar Grove

LIVINGSTON, WEST LOTHIAN, EH54 5JB

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FANTASTIC THREE BEDROOM MID TERRACED HOUSE

EARLY VIEWING RECOMMENDED

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.

Part Exchange - we are delighted to offer to the market this terraced family home. In more detail, the accommodation comprises; a hallway with excellent storage down stairs w/c, access to bright airy lounge which offers great furniture configurations, access to the back garden is through patio doors form the lounge. The kitchen has been fitted to include a good range of floor and wall mounted unit's, cooker, cooker hood, oven, space for washing machine, dish washer, tumble dryer and table. Access to the back garden can also be found from the kitchen. Taking the staircase to the upper level where you will discover three good sized bright and airy bedrooms all offering good furniture configurations. The family bath room completes the property internally with electric bath over shower, w/c and wash hand basin. The property benefits from gas central heating, double glazing throughout and ample storage. Externally the property has private secure back garden/patio area, ideal for the summer BBQ.

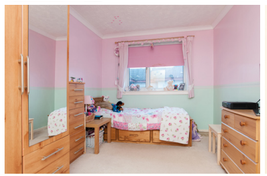
This is an excellent first time buyer or investor property, early viewing recommended.





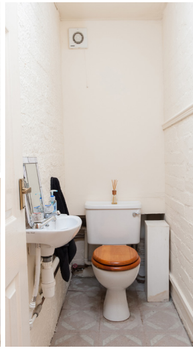












SPECIFICATIONS



APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.38m (14'4")
Kitchen/Dining Room	4.57m (15') x 2.58m (8'6")
Bedroom 1	4.34m (14'3") x 2.79m (9'2")
Bedroom 2	4.39m (14'5") x 2.62m (8'7")
Bedroom 3	3.40m (11'2") x 2.23m (7'4")
Bathroom	2.08m (6'10") x 2.08m (6'10")
WC	2.06m (6'9") x 0.90m (2'11")

GROSS INTERNAL FLOOR AREA (m^2) - 87 m^2

EPC Rating - C

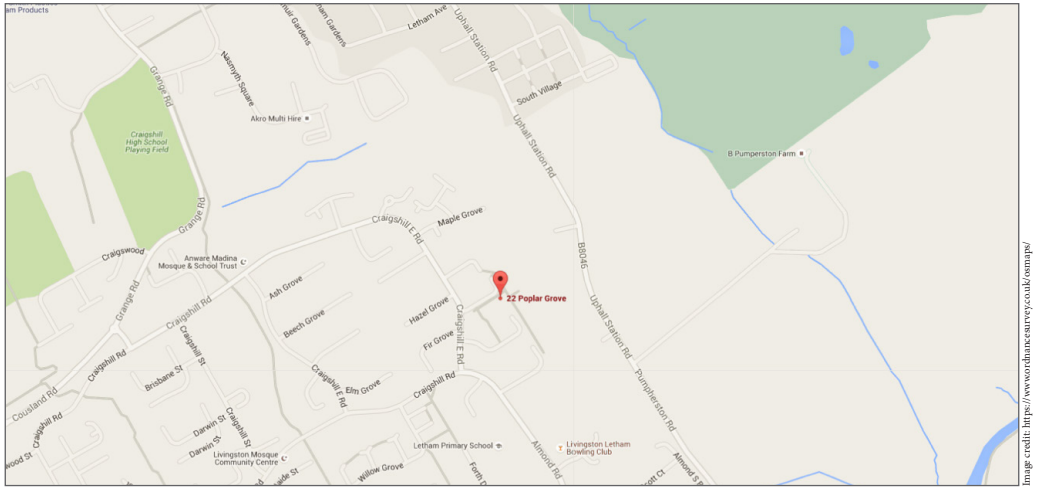


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Part Exchange Available

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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.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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Text and description
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