



Three-bedroom mid terrace house in Livingston



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McEwan Fraser Legal is delighted to present this investment opportunity tenanted property with a great yield. This three-bedroom mid-terrace house in Livingston is in a good decorative order.

THE KITCHEN/DINER



Inside, on the ground floor, the property consists of a spacious open-plan kitchen dining area, with a fully equipped kitchen with plenty of storage space and white goods, as well as a separate WC.

On the first floor, you have a spacious well-lit living area and a large double bedroom.

THE HALL & WC



THE LIVING ROOM & BEDROOM 3





On the top floor, there are a further two large double bedrooms and a family bathroom with a three-piece suite.

THE BATHROOM



BEDROOMS 1 & 2

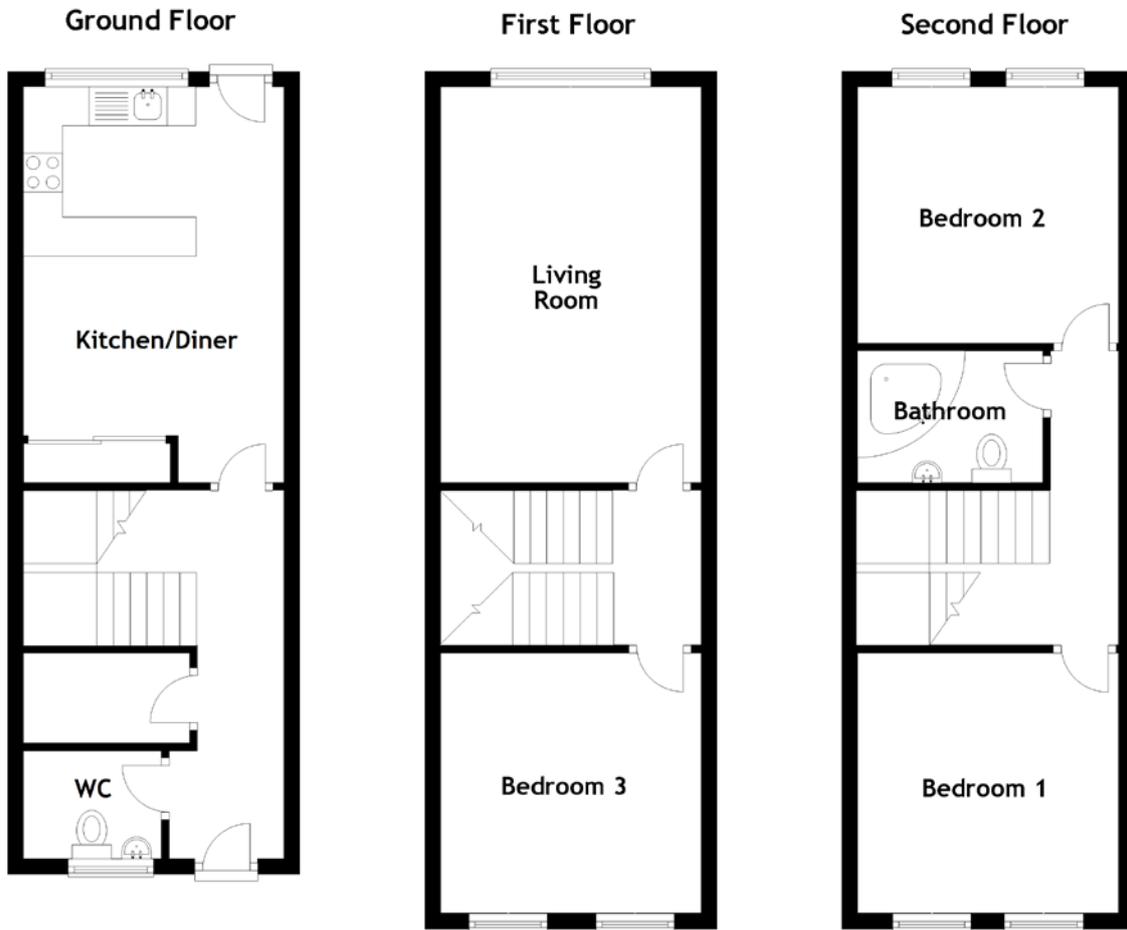


The house benefits from a front and back garden. In addition to this, the property includes parking at the back of the property. This is a rare opportunity to acquire an exciting investment opportunity in a fantastic location.

EXTERNALS

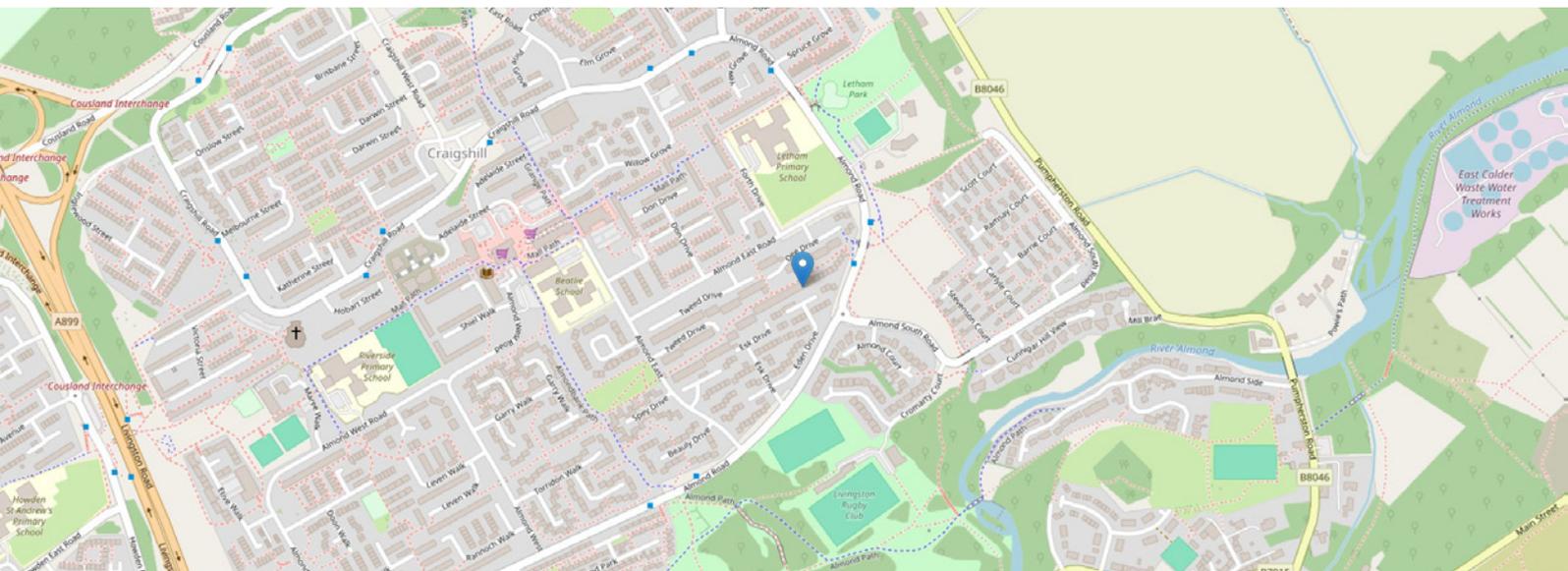


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor		Second Floor	
Kitchen/Diner	5.09m (16'8") x 3.33m (10'11")	Bathroom	2.37m (7'9") x 1.64m (5'5")
WC	1.76m (5'9") x 1.38m (4'6")	Bedroom 1	3.37m (11'1") x 3.35m (11')
		Bedroom 2	3.37m (11'1") x 3.29m (10'10")
First Floor		Gross internal floor area (m ²): 105m ²	
Living Room	5.04m (16'6") x 3.38m (11'1")	EPC Rating: C	
Bedroom 3	3.35m (11') x 3.33m (10'11")		



THE LOCATION

Livingston lies 30 miles away from Glasgow and 15 miles from Edinburgh and sits on the southern edge of the Almond Valley. It is bounded by a ring road and has been purposely planned, distinguishing it from West Lothian's other town centres. It features one of the largest indoor shopping and leisure complexes in Scotland, The Centre, and the Livingston Designer Outlet.





Livingston is one of the largest and most popular places within West Lothian, this is due to all the amenities the town offers. It provides the ease with which people can conveniently access airports and motorways, making Livingston a popular area for both families and professionals. As Livingston is a relatively new town most of the population is made up of people who have moved into the area.



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