

82 Beech Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6RD



*FAMILY HOME OPPORTUNITY
IN LIVINGSTON*



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McEwan Fraser Legal is delighted to present this fantastic opportunity to secure a mid-terraced house nestled in the sought-after Eliburn area of Livingston. Offering an exceptional opportunity, this residence spans over two levels and boasts a welcoming reception hallway with a convenient WC. The lounge, adorned with an open-plan dining area and elegant French-style doors leading to the secluded rear garden, exudes a sense of spaciousness. Completing the ground floor is a functional kitchen, equipped with floor-mounted units and providing direct access to the rear garden.









Ascend to the upper level to discover three generously proportioned double bedrooms, all with fitted wardrobes, ensuring ample storage. A practical family bathroom which boasts a white three-piece suite with a shower attachment over the bath while showcasing stylish splashback tiling and laminate flooring.





Bedroom 2





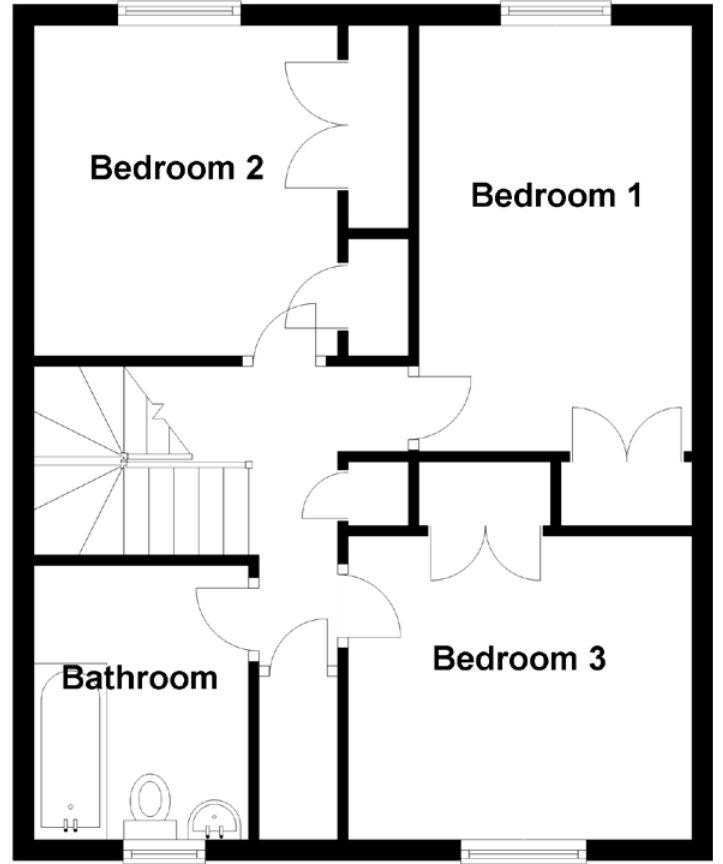
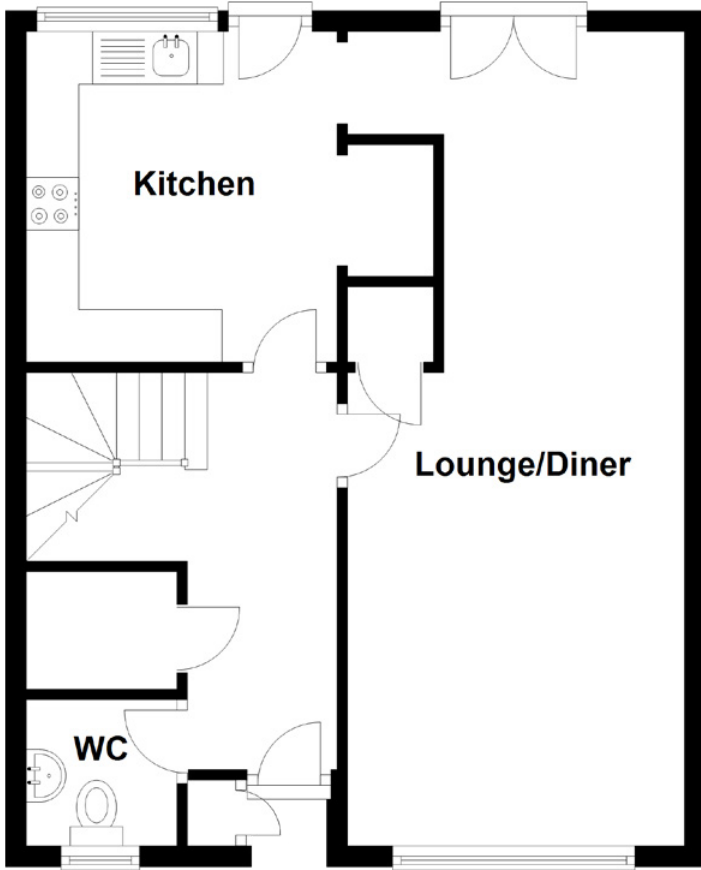
Bedroom 3





Furthermore, the property is enhanced by double glazing, gas central heating, and both front and private rear gardens. Positioned advantageously, the residence is just a 3-minute walk from Peel Primary School, adding to its appeal for families.





Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.77m (25'6") x 3.22m (10'7")
Kitchen	3.15m (10'4") x 2.97m (9'9")
Bedroom 1	4.06m (13'4") x 2.61m (8'7")
Bedroom 2	3.15m (10'4") x 2.90m (9'6")
Bedroom 3	3.28m (10'9") x 2.90m (9'6")
Bathroom	2.61m (8'7") x 2.05m (6'9")

Gross internal floor area (m²): 98m²

EPC Rating: C

While the property already boasts remarkable features, there is an exciting opportunity for internal upgrading and decorating, allowing prospective buyers to tailor the space to their preferences and elevate its potential even further. Whether it's a fresh coat of paint or updating fixtures, this property offers the canvas for creating a truly personalized living environment. Viewing is highly recommended to fully appreciate the sheer quality and potential this property presents.



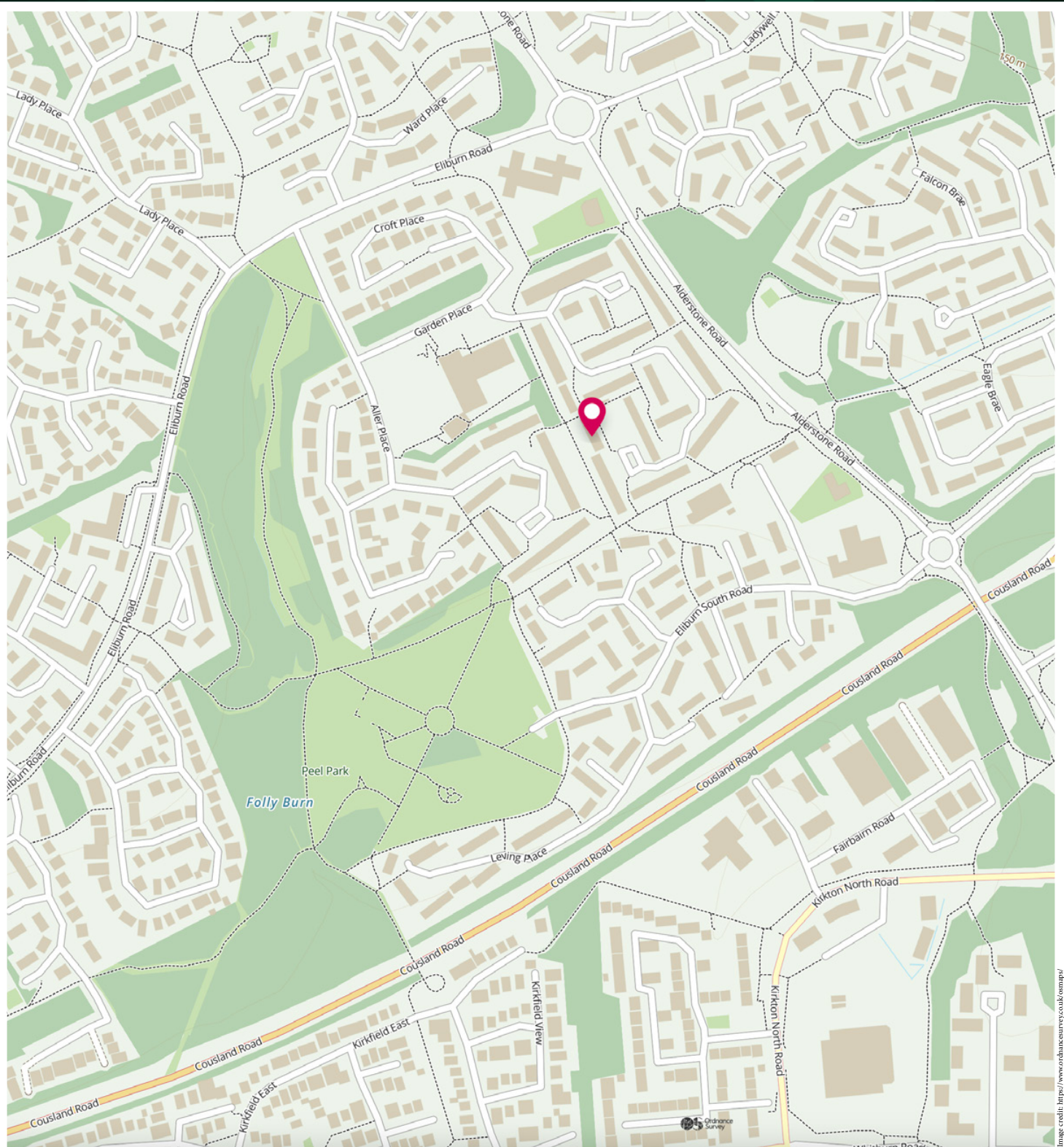


Situated approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, Livingston occupies a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centers in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design.

Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.

As one of the largest and most popular destinations in West Lothian, Livingston draws in residents and visitors alike with its convenient accessibility to major transportation hubs. The town's proximity to airports and well-connected motorways makes it an ideal location for both families and professionals seeking ease of travel and connectivity.

The Location



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