

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 Beech Place. A fantastic mid-terraced 3-bedroom family home is nestled in the sought-after Eliburn area of Livingston and has just undergone a fresh transformation with new carpets and a full repaint throughout. Offering an exceptional opportunity, this spacious property spans two levels, perfect for families or first-time buyers alike.



Upon entering, you'll find a welcoming reception hallway with a convenient WC. The spacious lounge, which features an open-plan dining area, is brightened by elegant French-style doors that lead to the secluded rear garden, ideal for outdoor relaxation. The functional kitchen, equipped with floor-mounted units, also provides direct access to the garden, adding to the home's practical layout.







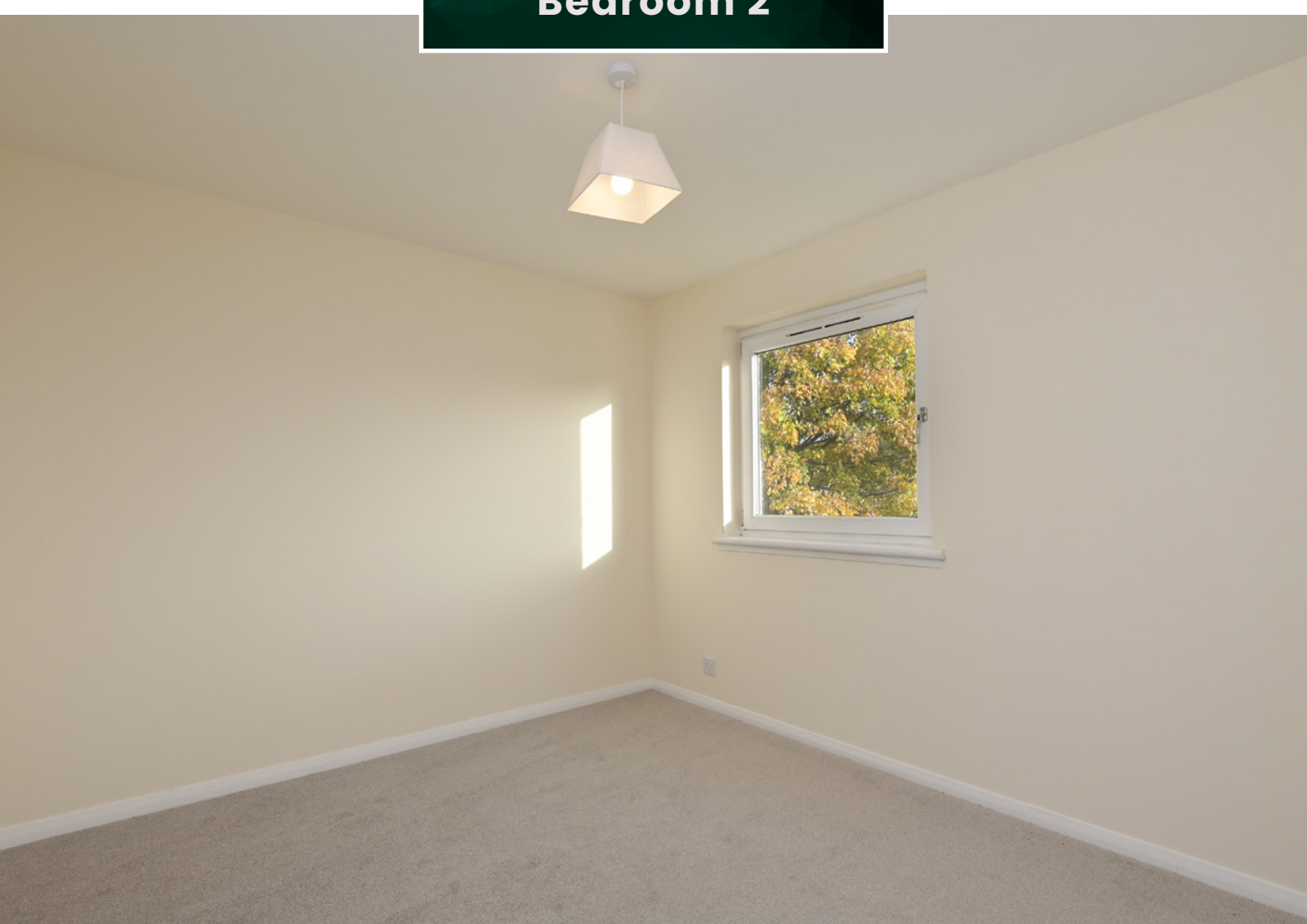


Upstairs, there are three generously sized double bedrooms, all featuring fitted wardrobes, offering ample storage space for growing families. The family bathroom is both stylish and practical, complete with a white three-piece suite, a shower attachment over the bath, and modern splashback tiling.





Bedroom 2



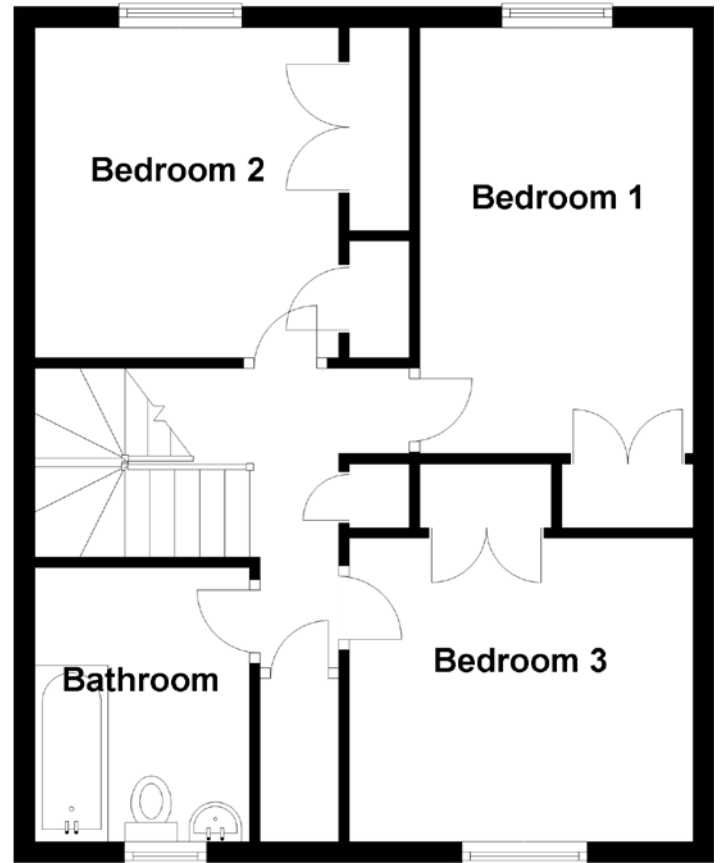
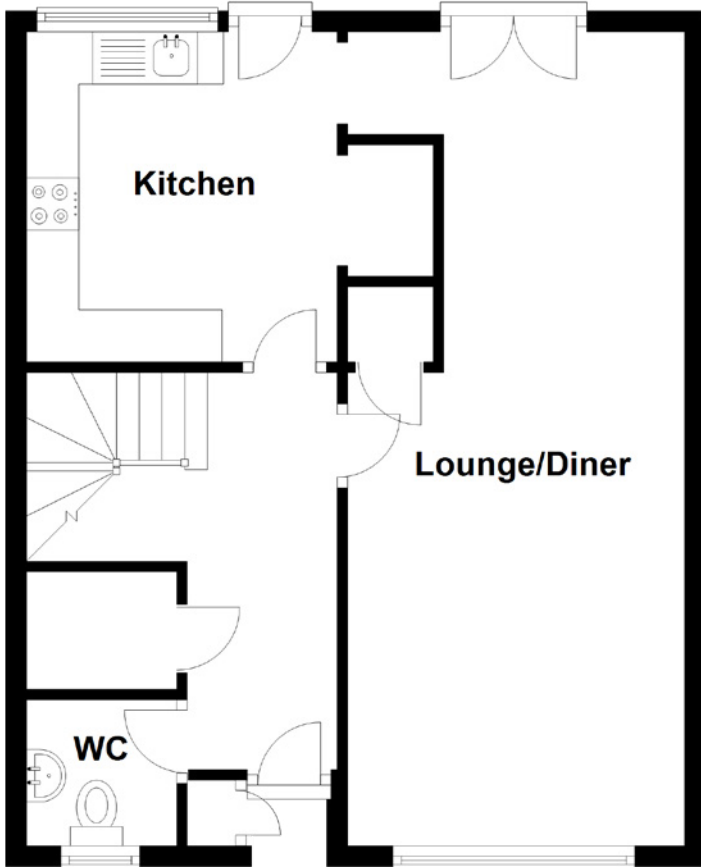


Bedroom 3









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



Additional features include double glazing, gas central heating, and both front and private rear gardens.





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

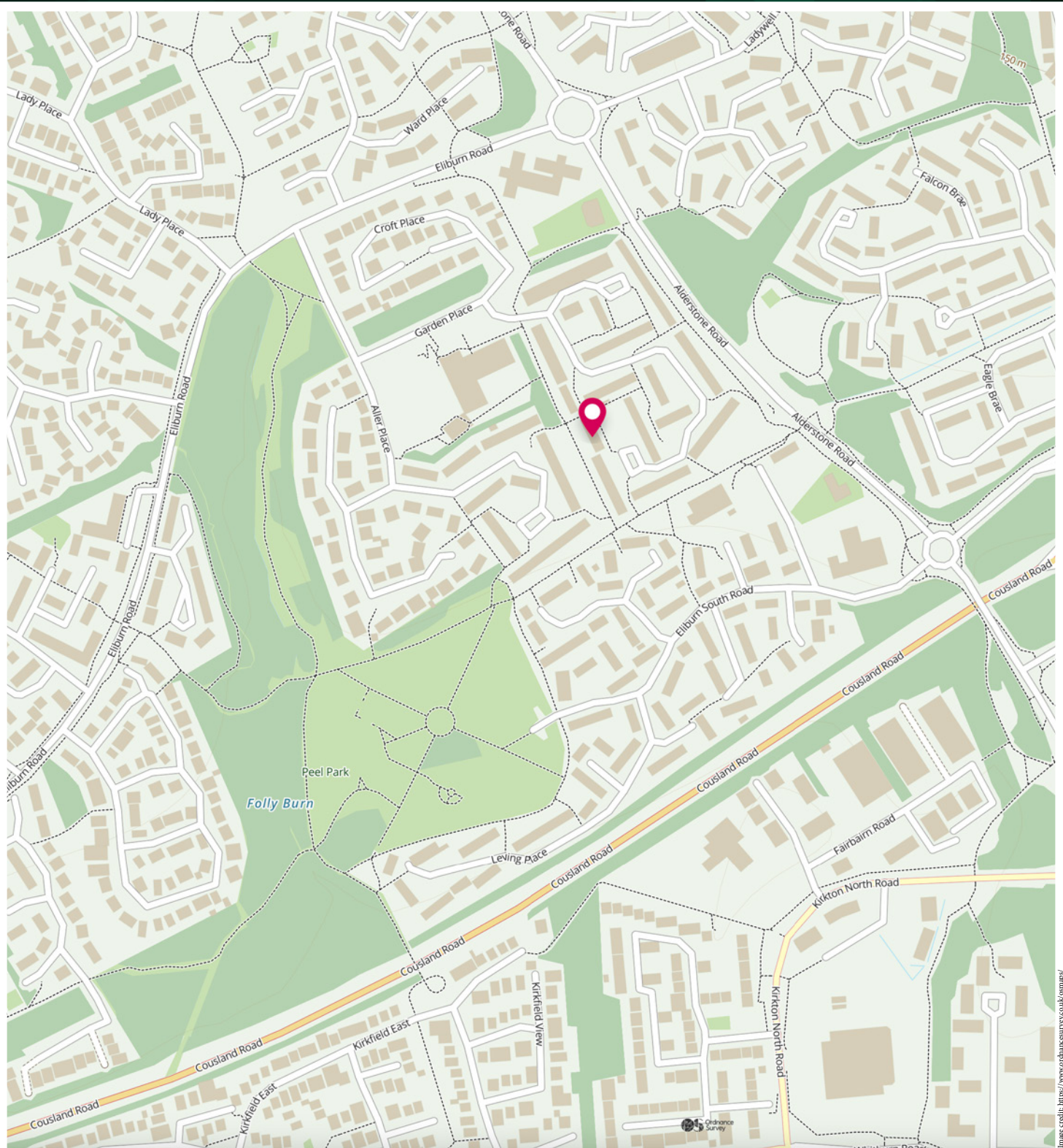


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Text and description
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