

7 Fintry Avenue

DEANS, LIVINGSTON, WEST LOTHIAN, EH54 8EH



Highly sought-after area in Deans with only a 10-minute walk away from Livingston North Train Station and Supermarket



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McEwan Fraser Legal is delighted to welcome you to this charming three-bedroom end-terrace property, nestled in a highly sought-after area of Deans that boasts a perfect blend of character and modern comforts. This beautifully presented home offers a serene living space, perfect for families, professionals, and those looking for a peaceful retreat.

THE LIVING ROOM



The spacious ground floor boasts an impressive lounge, flooded with natural light and featuring a feature fireplace.

THE KITCHEN



The adjacent kitchen is perfectly equipped with modern appliances, ample storage, and plenty of counter space. The garden is a great space and seamlessly flows from the kitchen providing a tranquil oasis to relax and unwind.





The first floor is home to three well-appointed bedrooms, each with ample storage and natural light. The family bathroom is tastefully designed, complete with a modern suite and plenty of storage for all your essentials.

THE SHOWER ROOM



BEDROOM 1



BEDROOMS 2 & 3



EXTERNALS



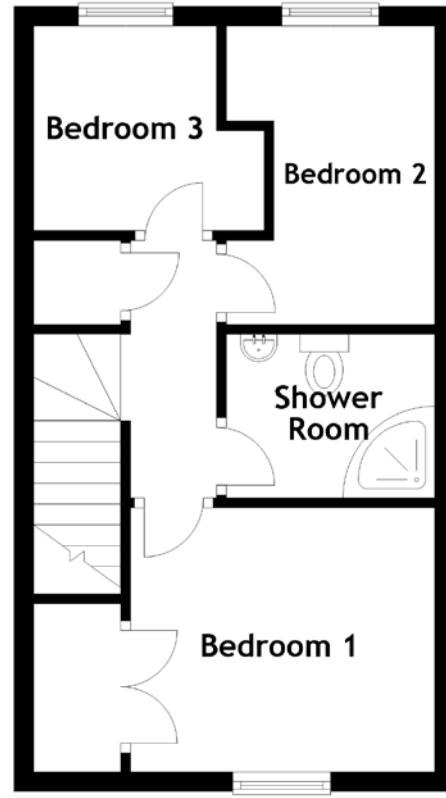
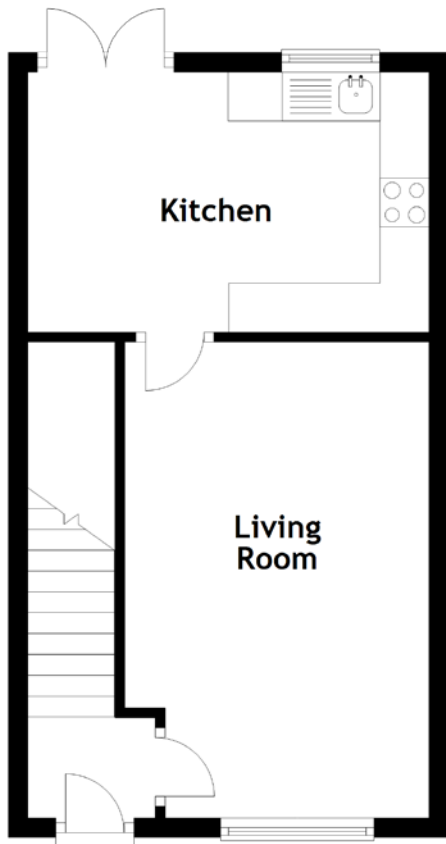
The property is perfectly placed a 10-minute walk away from Livingston North Train Station with great access to Edinburgh and Glasgow while also being close to local primary and secondary schools.

With lots of local amenities, the property also benefits from surrounding parks, cycle paths, fishing pond and playing fields.

This enchanting property is an absolute gem in the heart of the desirable area. Don't miss this opportunity to own a piece of paradise! With its lovely end-terrace position, beautifully maintained garden, and beautifully presented interior, this property is sure to impress. With plenty of natural light throughout the property, it's the perfect place to call home.

Early viewings are recommended.

FLOOR PLAN, DIMENSIONS & MAP

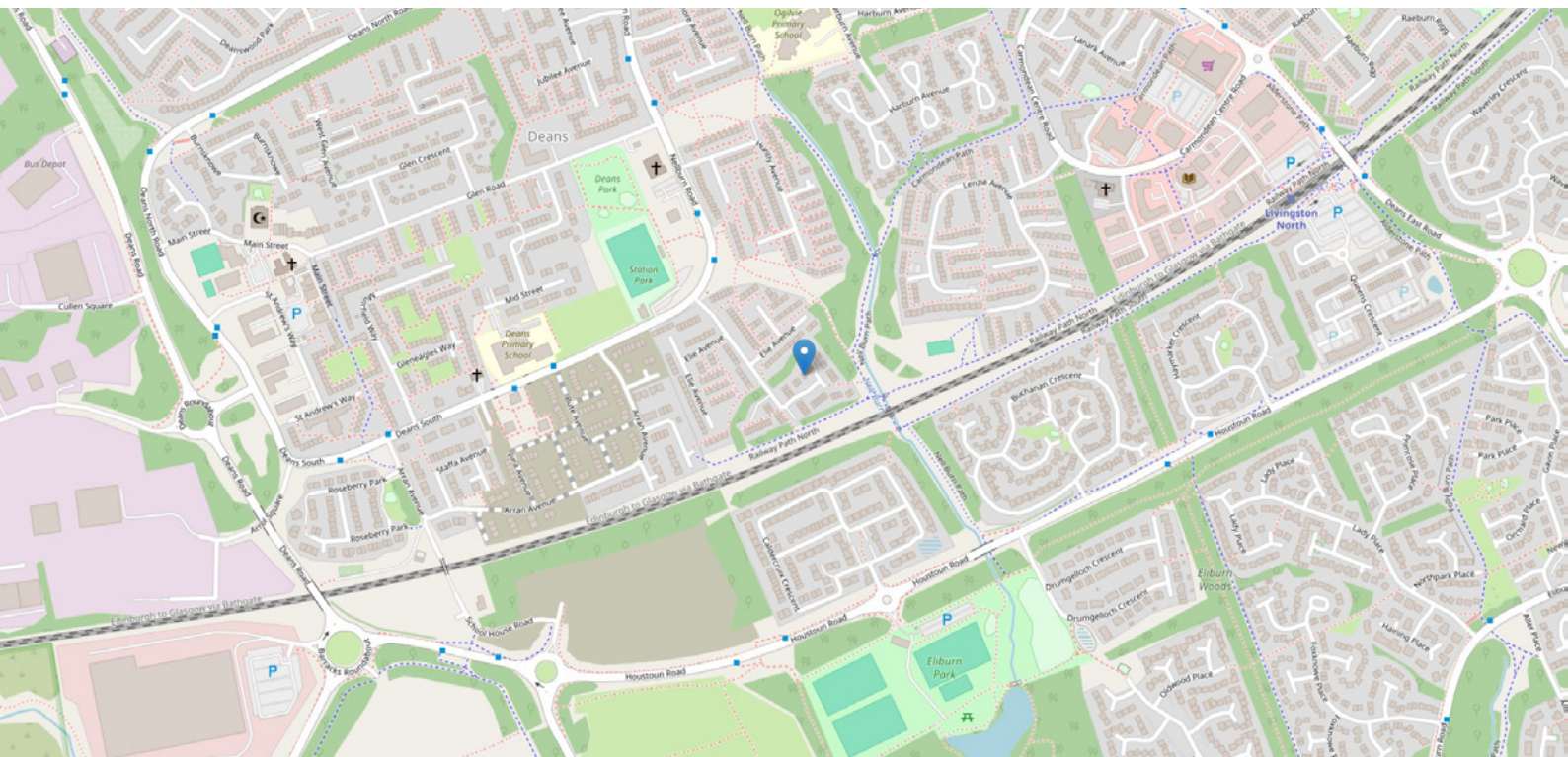


Approximate Dimensions (Taken from the widest point)

Living Room 4.87m (16') x 3.11m (10'2")
 Kitchen 4.10m (13'5") x 2.66m (8'9")
 Shower Room 2.13m (7') x 1.67m (5'6")

Bedroom 1 3.11m (10'2") x 2.70m (8'10")
 Bedroom 2 3.05m (10') x 2.13m (7')
 Bedroom 3 2.36m (7'9") x 2.10m (6'10")

Gross internal floor area (m²): 60m² | EPC Rating: D



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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