



27/3 Haymarket Crescent, Livingston, West Lothian, EH54 8AP

Two-Bedroom, Dual-Aspect, First-Floor Flat, with an Allocated Parking Space

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Property Description

Light and beautifully presented, two-bedroom, dual-aspect, first-floor flat, with an allocated parking space. Set in a modern, factored, residential development, located in the Eliburn area of Livingston, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Features include a modern fitted kitchen and bathroom suites, contemporary flooring, gas central heating and double glazing. In addition, there is good integrated storage provision, including wardrobes in both bedrooms, and light, neutral decor throughout.

The development includes a secure entry system, residential parking, with additional visitor spaces, and well-maintained grounds.

A welcoming entrance hall, with storage, displays the light, neutral decor and modern, wood-effect flooring which continues throughout the flat. Filled with natural light from southerly-facing twin windows, a well-proportioned living room offers a flexible floorplan for freestanding lounge furniture and leads, conveniently, into a kitchen. Providing space for seated dining, the kitchen shares the sunny aspect of the living room and is fitted with contemporary white units and stone-effect worktops. Appliances include an integrated oven, a gas hob, a concealed extractor fan, a fridge/freezer and a freestanding washing machine.

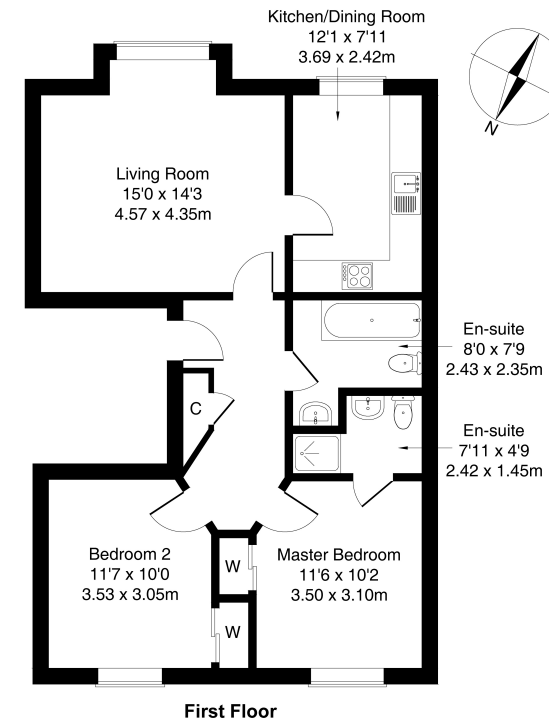
Quietly set to the rear of the flat, two spacious double bedrooms enjoy the modern decor and finish of the living space. Whilst both benefit from fitted wardrobe storage, the master bedroom is accompanied by an en-suite shower room.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite and vanity storage.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf

courses, libraries, a multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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