

5 Exmouth Street

CRAIGSHILL, LIVINGSTON, WEST LOTHIAN, EH54 5HD



*WALK IN CONDITION 3-BED END-TERRACE
WITH STUNNING GARDENS & STYLE*



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McEwan Fraser Legal is delighted to present 5 Exmouth Street to the market. This stunning three-bedroom end-of-terrace home offers a perfect balance of modern style and practical living, with the added benefit of generous outdoor spaces.

Stepping inside, you are welcomed by a spacious hallway flooded with natural light, creating an inviting first impression. The hallway provides convenient access to the kitchen, living room, downstairs WC, and the staircase leading to the upper floor.

The breakfasting kitchen has been recently modernised to a high standard, featuring integrated appliances, including a gas oven and hob complemented by a sleek extractor fan. The solid oak worktop pairs harmoniously with white shaker-style cabinetry, offering both style and practicality with abundant storage options. This well-appointed kitchen also provides direct access to the rear garden, enhancing its appeal for busy households or those who enjoy hosting.

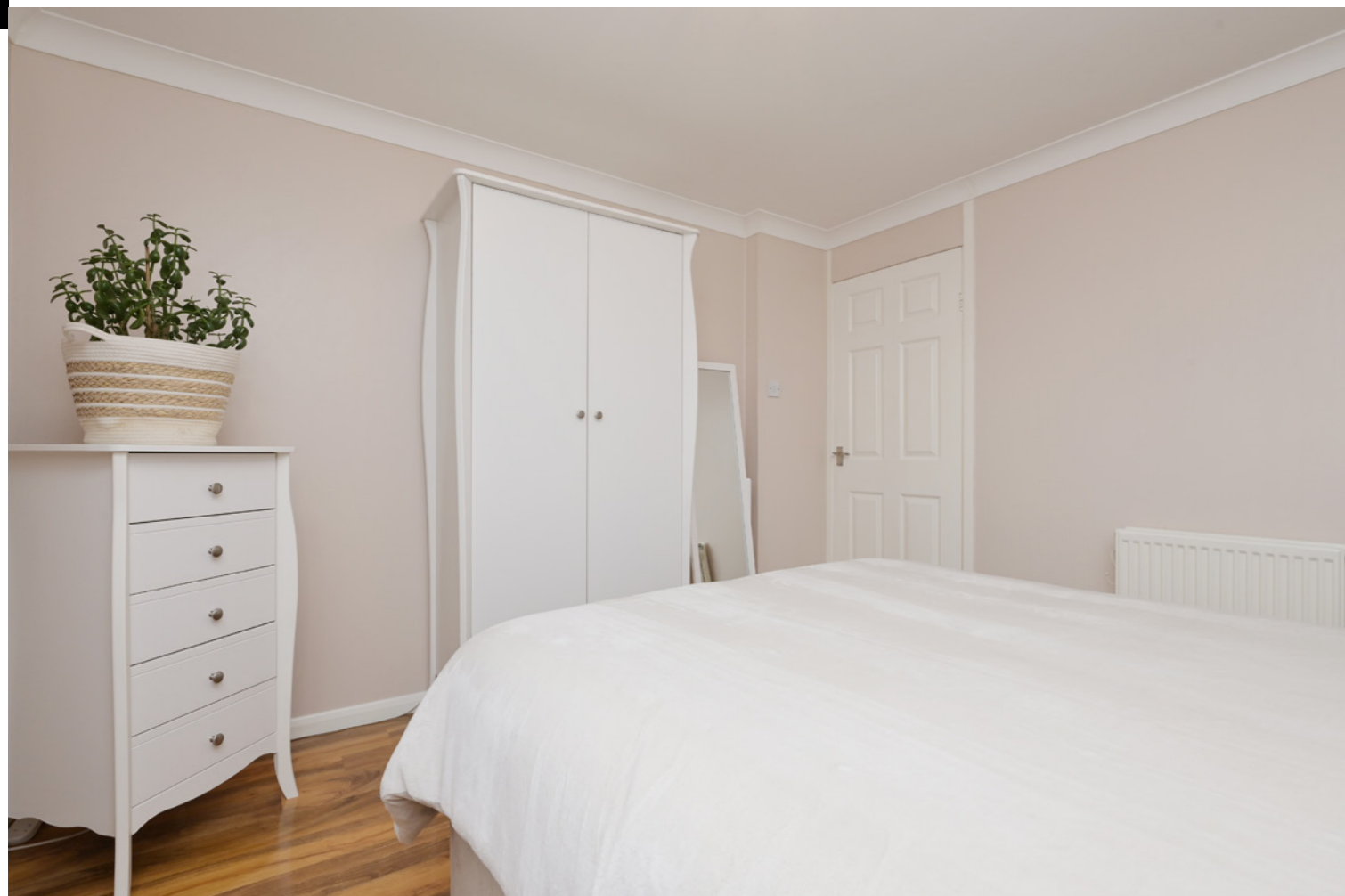


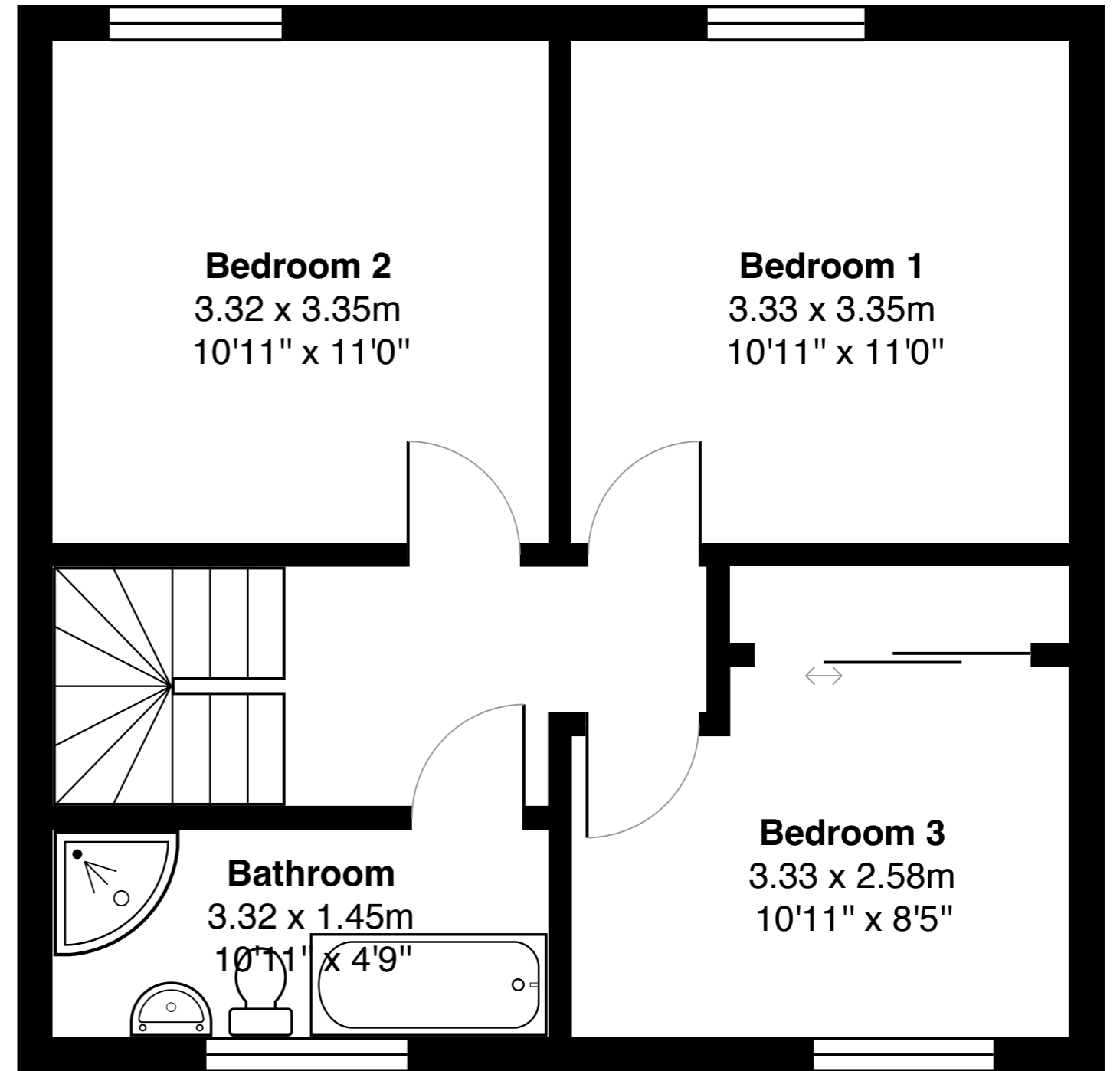
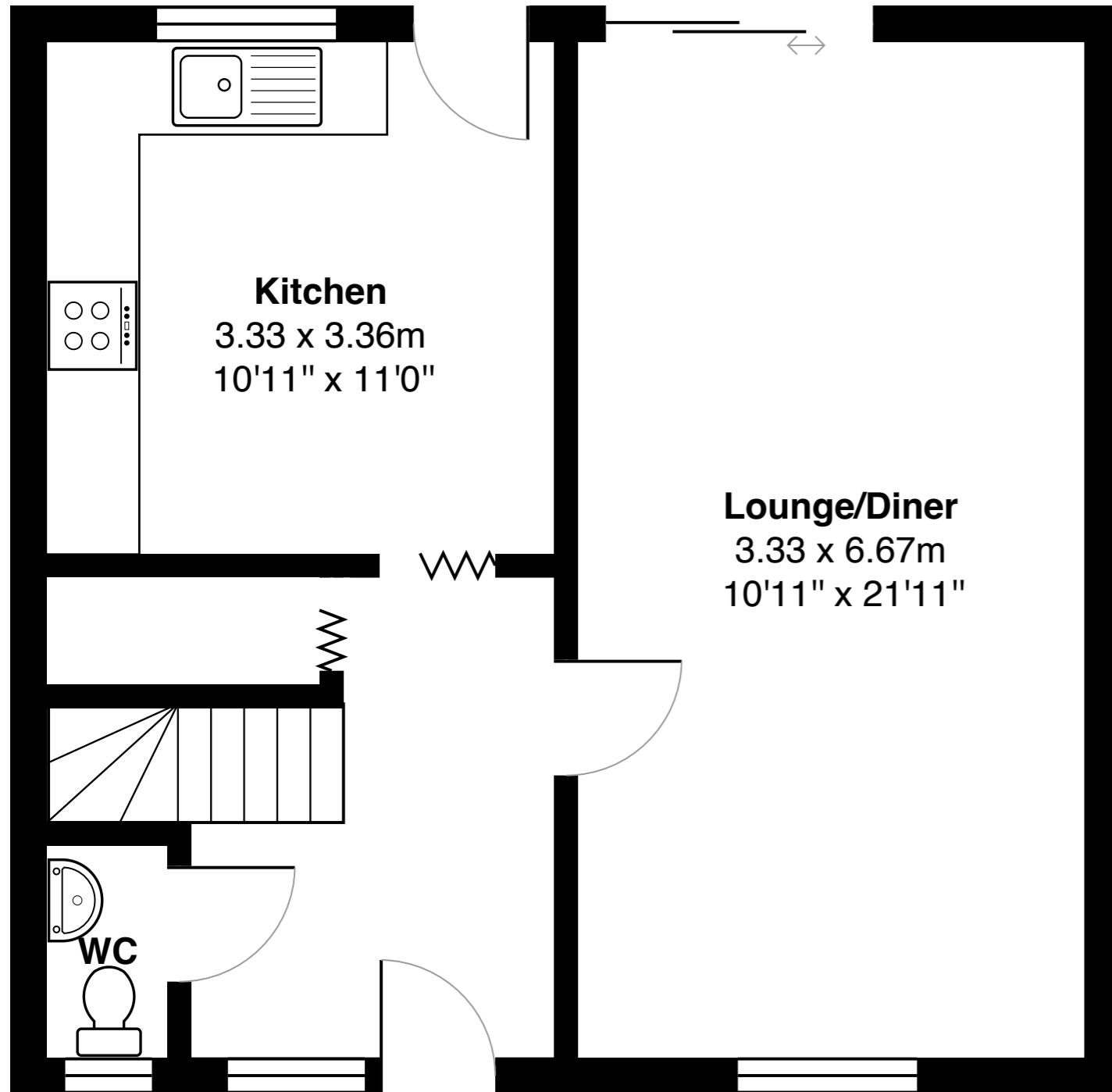


The living room is a versatile and generously proportioned space, elegantly decorated to create a warm and welcoming atmosphere. Large patio doors flood the room with natural light and offer seamless access to the rear garden, making it an excellent space for both relaxation and entertaining. Its size allows for various furniture arrangements and the option to incorporate a dining area, making it the true heart of the home.



Upstairs, you'll find three generously sized double bedrooms, each offering a comfortable and peaceful retreat. One of the bedrooms features built-in wardrobes, providing ample storage while maintaining the room's uncluttered feel. The family bathroom is pristine and contemporary, equipped with a luxurious walk-in shower in addition to a traditional three-piece suite, ensuring functionality and style.





Gross internal floor area (m²): 92m²
EPC Rating: C



Externally, the front and rear gardens are thoughtfully landscaped for low maintenance, featuring a combination of stones and slabs. The rear garden, south-facing and bathed in sunlight, is an idyllic space for outdoor dining, entertaining, or simply unwinding at the end of the day.

Additionally, with the Hive system installed, you can conveniently manage your heating and hot water remotely, ensuring optimal comfort while helping to reduce energy costs. This property has been meticulously maintained and updated, presenting in true walk-in condition. With its combination of modern interiors, thoughtful design, and outdoor space, it promises to provide an exceptional living experience for its next owners.

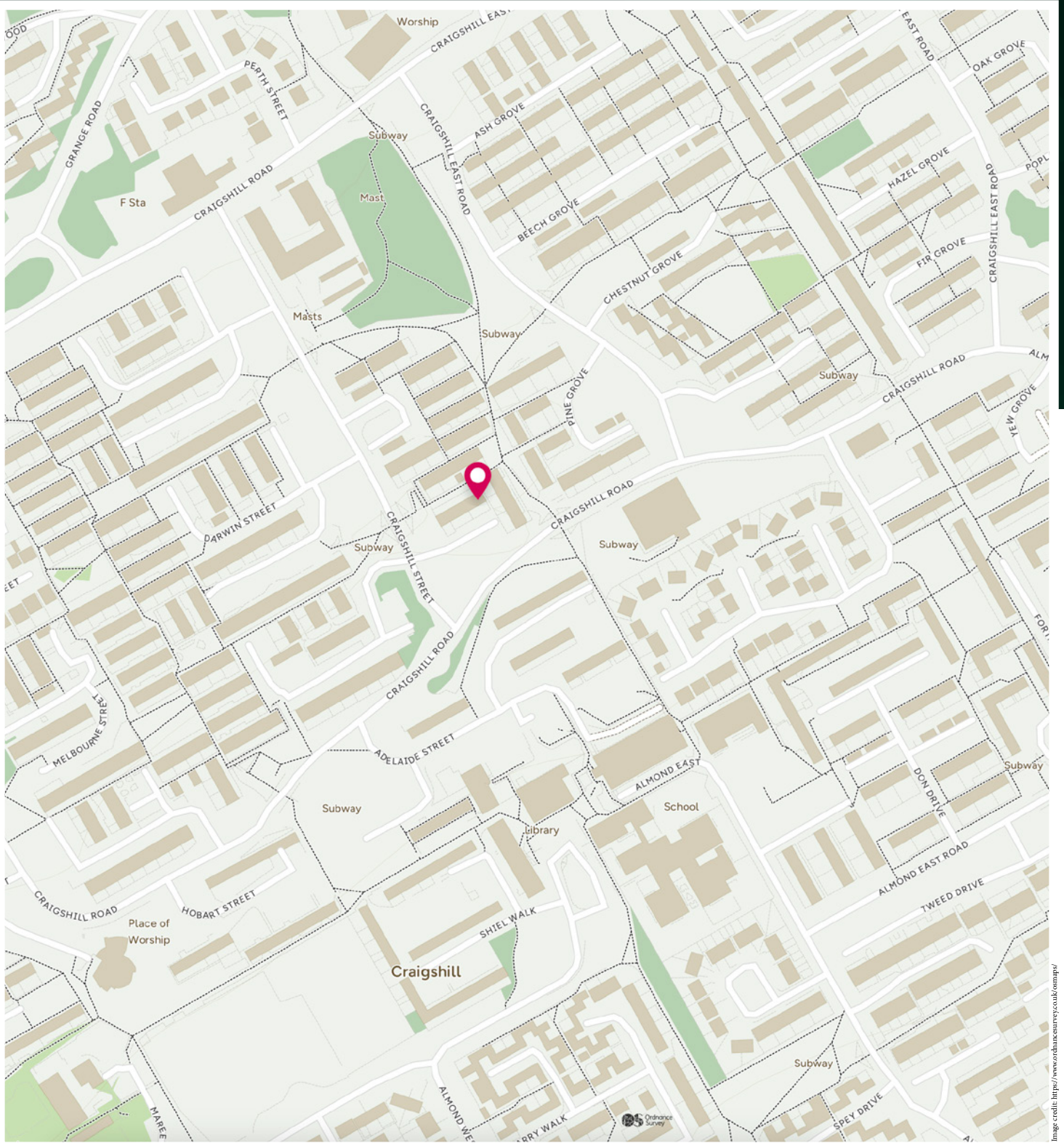
THE LOCATION

Livingston is a vibrant and well-established town in West Lothian, known for its excellent transport links, diverse amenities, and strong sense of community. Conveniently located between Edinburgh and Glasgow, it offers easy access to both cities via road and rail, making it an ideal choice for commuters. The town is served by multiple train stations, including Livingston North and Uphall, with regular services to Edinburgh and Glasgow, while bus routes also provide reliable connections across the area.



Livingston is home to a wide range of shopping options, with The Centre, Livingston Designer Outlet, and The Almondvale Centre offering an array of retail, dining, and entertainment choices. For those seeking outdoor activities, the town boasts several parks and green spaces, as well as walking and cycling routes that allow for a more active lifestyle.

With a strong selection of schools, healthcare facilities, and local shops, Livingston offers all the essentials for daily living, making it a popular choice for families and professionals alike. Whether you're looking for convenience, leisure, or community, this town provides a well-rounded and accessible living experience.



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