

# 53 Camps Rigg

CARMONDEAN, LIVINGSTON, WEST LOTHIAN, EH54 8PD



*Exceptional end-terrace in Carmondean, Livingston. Benefitting from upgrades, it is ideal for families. Early viewing is advised.*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to introduce a fantastic opportunity nestled within the highly desirable neighbourhood of Camps Rigg, Carmondean, Livingston. This charming 3-bedroom semi-detached residence boasts an array of desirable features, presenting an ideal blend of comfort and convenience.

# THE LIVING ROOM



Upon entry, you're greeted by a welcoming vestibule leading to the ground floor, which comprises a convenient downstairs WC, a spacious living room adorned with a DEFRA approved log burner, perfect for cosy evenings, and a kitchen designed for functionality and convenience. The living room seamlessly extends to the garden through patio doors, offering a seamless indoor-outdoor living experience.

# THE KITCHEN





Ascending to the upper level, you'll find a generously sized master bedroom alongside another double bedroom, each providing generous space and comfort. Additionally, there's a versatile single bedroom, perfect for a child or as a guest room, and a dedicated snug study room, ideal for a home office or a cosy reading nook. A well-appointed family bathroom completes the layout. The property boasts ample storage throughout, ensuring clutter-free living and organisation.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The property also boasts a practical electric garage with a fob-opening garage door, offering secure parking and storage space. Outside, the well-maintained garden provides a tranquil retreat, while the sizeable driveway easily accommodates around 4 cars, ensuring convenience for residents and guests alike.

Situated in a highly sought-after area, this residence offers the perfect blend of suburban serenity and urban convenience.

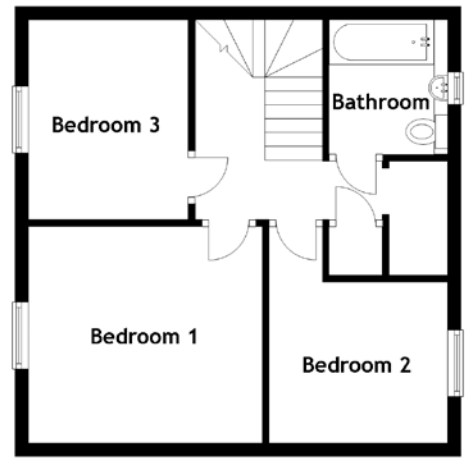
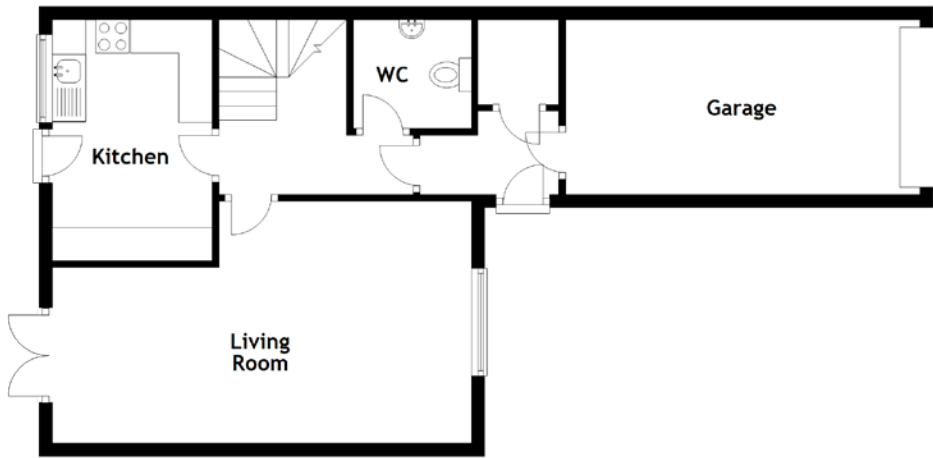
With its impeccable maintenance and desirable amenities, this property presents a rare opportunity to secure a truly exceptional living space. Viewing is highly recommended to fully appreciate the charm and potential this home has to offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

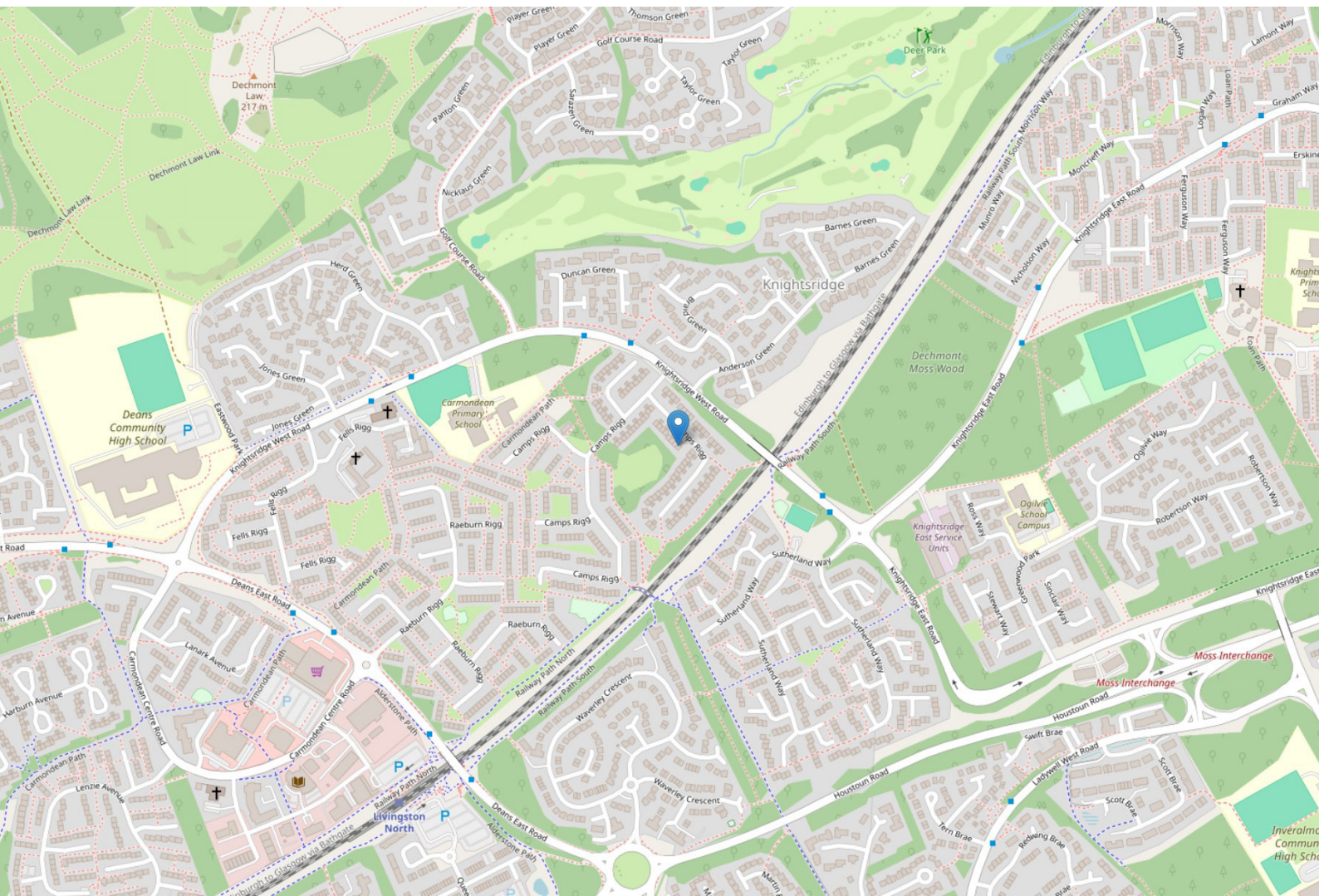


Approximate Dimensions  
(Taken from the widest point)

Living Room	6.26m (20'6") x 3.61m (11'10")
Kitchen	3.60m (11'10") x 2.39m (7'10")
WC	1.77m (5'10") x 1.62m (5'4")
Bathroom	2.01m (6'7") x 1.96m (6'5")

Bedroom 1	3.50m (11'6") x 3.27m (10'9")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bedroom 3	2.99m (9'10") x 2.43m (8')
Garage	5.29m (17'4") x 2.61m (8'7")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

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. Additionally, the 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.

Despite its relatively young age as a town, Livingston has rapidly grown into a vibrant community with a diverse population. Many of its residents have been drawn to the area for its modern amenities, well-planned layout, and opportunities for a high quality of life.

In summary, Livingston's strategic location, modern amenities, and planned urban design make it a highly desirable destination within West Lothian, attracting individuals and families seeking convenience, connectivity, and a vibrant community atmosphere.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**EMMA LYNCH**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.