



- Mid Terraced House - Move-In Ready
- 2 Generous Double Bedrooms with Built-In Storage
- Modern Fitted Kitchen & Bathroom
- Elegantly Proportioned Lounge
- Great Storage
- Gas Heating & Double Glazing - Ideal First-Time Purchase

**Alba Property View ...**

*"A stylish, spacious home brimming with natural light. A perfect home for any first-time buyer"*



Alba Property are delighted to offer to the sales market this light and airy, move-in ready mid terraced home located within the popular Deans area of Livingston. Located within easy distance to Livingston North train station and the motor links making this a great home for the commuter. This fantastic property offers spacious living accommodation over two levels which is ideal for any first-time buyer. Accommodation comprises of entrance hallway with large store cupboard for all your household necessities, well-proportioned lounge, bright kitchen with high gloss units, two generous double bedrooms with built-in storage, and family bathroom. The added comforts of gas central heating and double glazing ensure all year-round climate efficiency. Externally the property boasts enclosed gardens to the rear. A superb first-time purchase and early viewing is advisable.

### Accommodation

#### **Entrance Hallway (inc stairs)** 19' 7" x 5' 9" (5.96m x 1.75m)

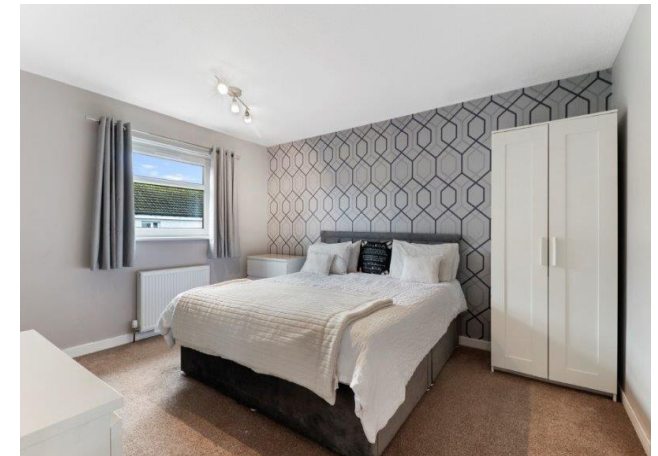
UPVC double glazed door gives access to the entrance hallway. Carpeted staircase leads to upper landing and door gives access to the lounge and kitchen. Under stair storage area and large storage cupboard with light, ideal for all your household essentials (houses the boiler and electrics).

#### **Lounge** 15' 6" x 10' 5" (4.72m x 3.17m)

Well-proportioned and exceptionally bright rear facing lounge with views over the garden. A wonderful room to relax in the evening. Striking feature wallpaper to one wall. Fitted carpet.

#### **Kitchen** 10' 4" x 9' 8" (3.15m x 2.94m)

Sleek fitted kitchen with a wide range of modern high gloss base and wall mounted units with integrated oven, hob and hood. Space for a free-standing fridge/freezer and washing machine. Splashback tiling to walls and complementing worktops. Window overlooks the rear gardens and door provides access. The kitchen is finished with a stylish tiled floor.







### Upper Landing

The upper landing provides access to the two bedrooms and the bathroom which are all spacious and airy. Hatch to the loft space. Further large store which is ideal for bedding and linen.

#### **Bedroom 1** 13' 5" x 11' 7" (4.09m x 3.53m)

Beautifully presented, generous double bedroom with views over the garden. Supplemented by a large store cupboard idea for clothes, shoes and accessories plus ample space for additional free-standing bedroom furniture.

#### **Bedroom 2** 13' 8" x 10' 3" (4.16m x 3.12m)

Another generous bedroom decorated in a lovely blue, supplemented with a built-in store. This well-proportioned bedroom also has ample space for free-standing bedroom furniture as required.



#### **Bathroom** 6' 2" x 5' 7" (1.88m x 1.70m)

Completing the accommodation is the family bathroom. Comprising of white w.c, wash hand basin and bath with rain forest shower incorporated above. Sophisticated splash back tiling to walls and floor. Opaque window to front.

### Externally

Outside, the small front garden has artificial grass for easy maintenance. The fully enclosed rear garden is laid to lawn with a paved patio area for enjoying the summer months.

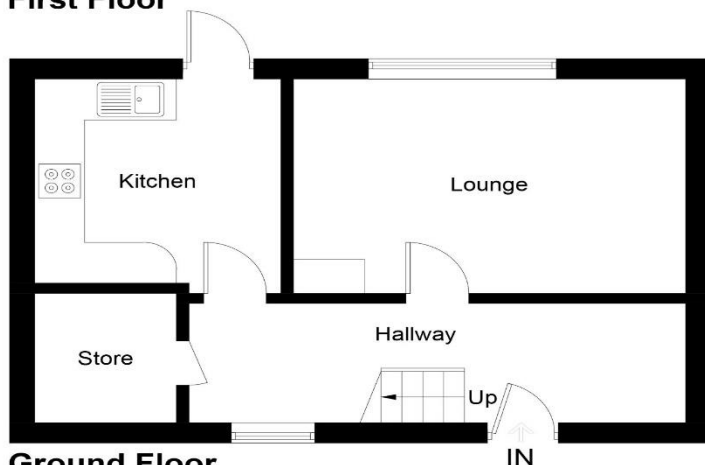


## 11 Kenmore Avenue, Livingston

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



**First Floor**



**Ground Floor**

### Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven hob and hood.

### Area

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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