



- Mid Terraced House
- Spacious Accommodation Throughout & Fantastic Storage
- Bright & Airy Lounge/Diner
- Fitted Kitchen
- Family Bathroom & Downstairs Cloakroom
- Gardens Front & Rear

**Alba Property View ...**

*"A spacious family home ideal for a growing family-generous room proportions throughout and enclosed gardens front and rear"*



Alba property are delighted to offer to the sales market this light and airy mid terraced family home. This fantastic property is located within the highly desirable area of Deans, Livingston and offers fantastic storage and spacious accommodation comprising of lounge/diner, fitted kitchen, three generous bedrooms, cloakroom and family bathroom. The added comforts of gas central heating and double glazing ensure all year-round climate efficiency. Externally the property boasts gardens to front and rear. A superb first-time purchase and early viewing is advisable.

### Entrance Hallway

UPVC double glazed door gives access to the entrance vestibule which in turn gives access to the cloakroom and the entrance hallway. The hallway gives access to the lounge/diner and kitchen. Two generous store cupboards which provide an abundance of storage. Stairs give access to the upper landing. Laminate flooring. Door gives access to the rear garden.



### Lounge/Diner 16' 5" x 12' 6" (5.00m x 3.81m)

Spacious lounge/diner with lots of space for all the family. A window to rear allows an abundance of light to flood the room. A great room for entertaining and space for a dining table and chairs for enjoying family meals. Carpet.

### Cloakroom

Handy downstairs cloakroom with white w.c and sink. Window to front.

### Kitchen 12' 6" x 8' 10" (3.81m x 2.69m)

Fitted kitchen with a wide range of base and wall mounted units and co-ordinating worktops. Integrated oven/hob, hood and fridge/freezer. Space for a free standing washing machine. Vinyl flooring. Window to front.







### Upper Landing

The upper landing gives access to the three bedrooms and the family bathroom. Large store cupboard. Hatch to the loft space.

### Bedroom 1 (inc cupboard) 12' 2" x 12' 2" (3.71m x 3.71m)

Generous double bedroom with built-in storage cupboard. Window to front. Laminate flooring.

### Bedroom 2 10' 0" x 9' 10" (3.05m x 2.99m)

Double bedroom with fitted mirror wardrobes with sliding doors to one wall. Neutral decor. Window to rear. Laminate flooring.



### Bedroom 3 8' 10" x 8' 6" (2.69m x 2.59m)

Single bedroom with ample space for free standing bedroom furniture. Window to rear. Laminate flooring.

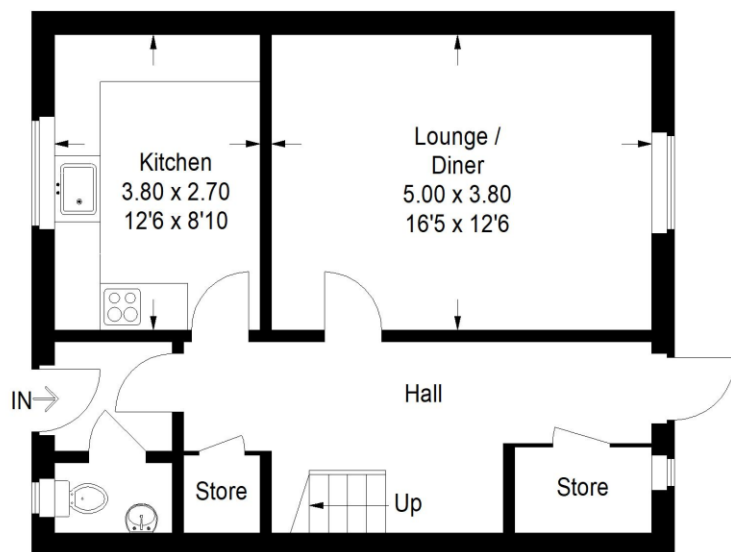
### Externally

This ideal family home offers enclosed gardens to both front and rear. The rear garden is laid to lawn for enjoying the summer months.

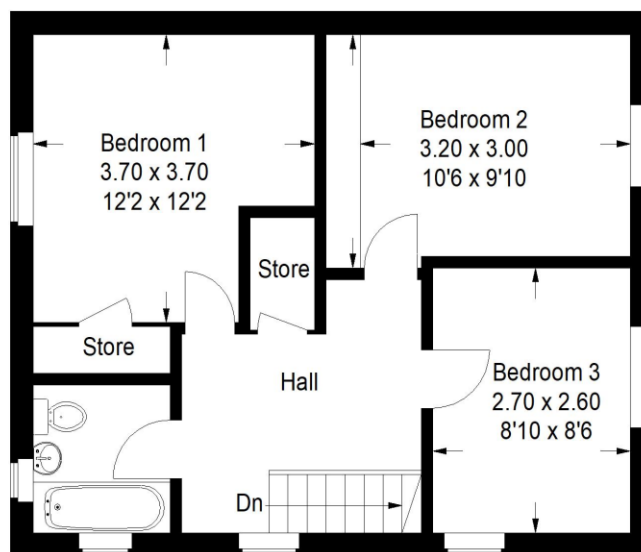


## 69 Huntly Avenue, Livingston

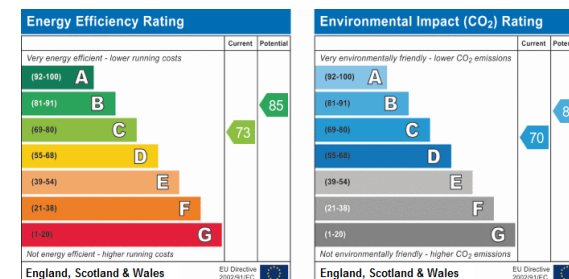
Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft



Ground Floor



First Floor



### Extras (Included in Sale)

All floor covering, blinds, light fittings, Integrated oven, hob, hood, fridge/freezer and free-standing washing machine (no warranty)

### 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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