



- End Terraced House
- Fantastic First Time Purchase or Buy To Let Opportunity
- 2 Double Bedrooms with Built-In Storage
- Fitted Kitchen & Family Bathroom
- Private Enclosed Gardens
- Driveway & Gas Central Heating & Double Glazing

Alba Property View ...

"A first time buyers dream - Modern, Spacious and ready to move into"

**31 Harburn Avenue West, Livingston, EH54
8QT**

Offers Over £120,000



Alba Property are delighted to present to the sales market this fantastic home located within the highly desirable Harburn Avenue West development of Deans, Livingston. Behind its welcoming exterior, this well-kept home offers spacious accommodation comprising of bright and airy lounge with ample space for dining, fitted kitchen, two bedrooms with built-in storage and family bathroom. The property also benefits from a driveway to front, fully enclosed rear garden and the modern comforts of gas central heating and double glazing. An ideal first-time purchase or buy-to-let opportunity.

Accommodation

Entrance Hallway 9' 6" x 6' 4" (2.89m x 1.93m)

The entrance hallway gives access to the lounge and kitchen. Laminate flooring.

Lounge/Diner 21' 9" x 11' 7" (6.62m x 3.53m)

Elegantly proportioned lounge with French doors to the rear garden which allows an abundance of natural light to flood the room. Decorated in neutral hues and offers ample space for a dining table and chairs for enjoying family meals and entertaining guests. Cupboard offers fantastic storage. Laminate flooring.

Kitchen (at widest) 10' 2" x 8' 2" (3.10m x 2.49m)

Modern kitchen fitted with a wide range of white high gloss base and wall mounted units and complementing worktops. Splashback tiling to walls. The integrated oven, hob, hood and the free-standing washing machine are included within the sale price. Laminate flooring

Upper Landing (inc stairs) 11' 7" x 6' 2" (3.53m x 1.88m)

The upper landing gives access to the two bedrooms and bathroom. Handy cupboard provides great storage and also houses the boiler.





Bedroom 1 11' 7" x 10' 3" (3.53m x 3.12m)

Front facing double bedroom with neutral décor and feature wallpaper to one wall. Fitted storage cupboard and ample space for additional free standing bedroom furniture. Fitted carpet.

Bedroom 2 11' 7" x 9' 8" (3.53m x 2.94m)

Second double bedroom with window to rear. Fitted mirror wardrobes with sliding doors. Laminate flooring.



Family Bathroom 8' 3" x 5' 1" (2.51m x 1.55m)

The family bathroom completes the accommodation and comprises of white w.c, bath and wash hand basin. Crisp white tiling to walls and a co-ordinating dark grey tiling to the floor finishes the look perfectly. Window to side

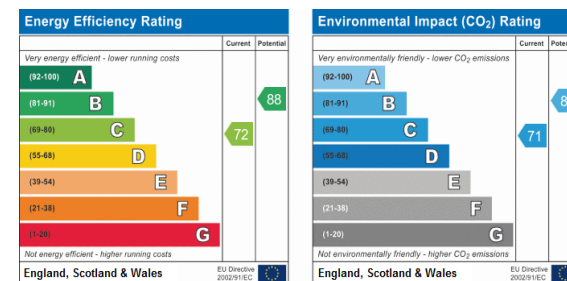
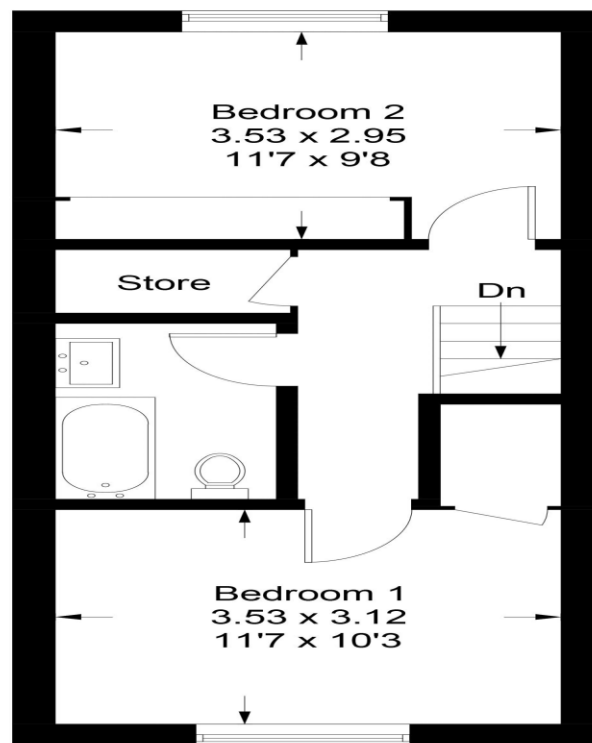
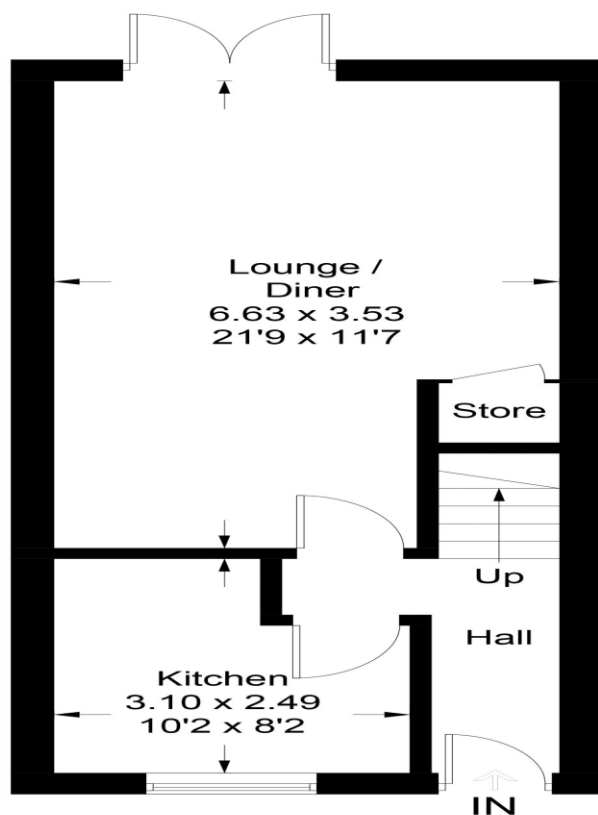
Externally

The property benefits from driveway to front, offering off street parking. The enclosed rear garden is paved and chipped for easy maintenance and is the ideal spot for enjoying the summer months. The garden shed is included within the sale price.



31 Harburn Avenue West, Livingston

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Extras (Included in Sale)

All floor coverings, light fittings, blinds, integrated oven, hob, hood, free standing washing machine and garden shed (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

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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