



- Semi-Detached Family Home
- Great Location
- 3 Bedrooms with Built-In Storage
- Master Bedroom with En Suite Shower Room + Family Bathroom + Cloakroom
- Stylish Fitted Kitchen/Diner
- Driveway & Garage & Gardens

Alba Property View ...

"A fantastic property in a brilliant location and perfect for a growing family"



Alba Property are delighted to present to the sales market this well-proportioned, three-bedroom family home located within the highly desirable area of Livingston Village, West Lothian. This modern 'Barratt' Home is well-presented throughout and finished to a high specification. Accommodation comprises of entrance hallway, handy ground floor cloakroom, front facing lounge, striking kitchen/diner, utility room, three bedrooms (all with built-in storage), en suite shower room in the master bedroom and the family bathroom. The property benefits from gas central heating and double glazing ensuring all year-round comfort. Externally this fantastic home enjoys a driveway for two cars, integral garage and enclosed garden to the rear.

Tenure: Freehold
Council Tax Band: E

Accommodation

Entrance Hallway

The front door gives access to the entrance hallway which in turn gives access to the lounge. Carpeted staircase provides access to the upper landing.

Lounge 14' 7" x 10' 6" (4.44m x 3.20m)

Elegantly proportioned lounge with large window to front which allows an abundance of natural light to flood the room. A wonderful room for relaxing in the evening which is decorated in neutral hues with a feature wallpaper to one wall. Door gives access to the kitchen/diner. Cupboard offers storage. Fitted carpet.

Kitchen/Diner 14' 3" x 12' 2" (4.34m x 3.71m)

Sleek kitchen/diner with a wide range of striking grey high gloss base and wall mounted units and a complementing black sparkle glass splashback. This exceptionally well-appointed kitchen is sure to be the hub of the home and a great space for entertaining and enjoying family meals. Doors open into the rear garden. Integrated oven, hob, hood, dishwasher and fridge/freezer. Door gives access to the utility. The room is finished with a stylish grey herringbone floor which runs through the rest of the ground floor accommodation.

Utility room 7' 1" x 6' 4" (2.16m x 1.93m)

Benefiting from the added bonus of a utility room which is plumbed for a washing machine and dryer if required. Wall mounted grey high gloss units. Door gives access to the cloakroom and outside.





Cloakroom 7' 1" x 3' 8" (2.16m x 1.12m)

Conveniently located ground floor cloakroom comprising of white w.c, and wash hand basin. Opaque window to rear.

Upper Landing

The upper landing gives access to the three bedrooms and the family bathroom which are all beautifully styled. Hatch to the loft space. Fitted carpet.

Bedroom 1 19' 2" x 9' 1" (5.84m x 2.77m)

A stunning master bedroom with the luxury of two fitted wardrobes and an en suite shower room. Ample space for free-standing bedroom furniture. Window to front and fitted carpet.

Bedroom 2 11' 3" x 10' 6" (3.43m x 3.20m)

Second double bedroom with fitted wardrobes with sliding doors to one wall. Decorated in neutral tones with a stylish feature wall. Window to rear. Fitted carpet.

En Suite Shower Room 8' 9" x 4' 4" (2.66m x 1.32m)

Spotless en suite shower room with lovely tiling to walls and floor. Window to front.

Bedroom 3 11' 6" x 10' 4" (3.50m x 3.15m)

A bright and airy bedroom supplemented with built-in wardrobes with mirror sliding doors. Ample space for additional free-standing bedroom furniture. Window to rear. Fitted carpet.

Family Bathroom 7' 1" x 6' 2" (2.16m x 1.88m)

The family bathroom completes the accommodation and comprises of white w.c, wash hand basin and bath. Sophisticated tiling to walls and a complementing herringbone grey floor. Opaque window to rear.

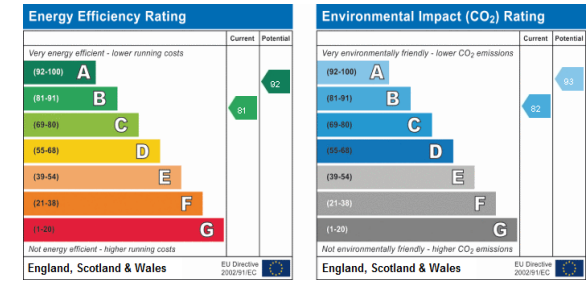
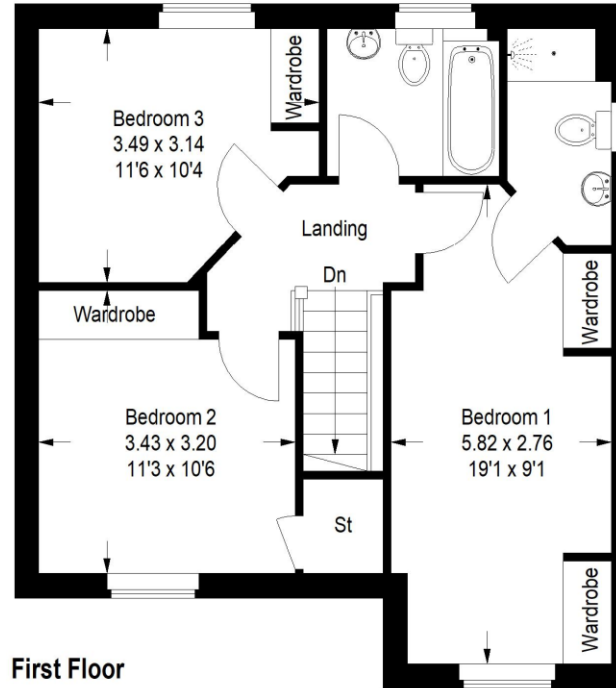
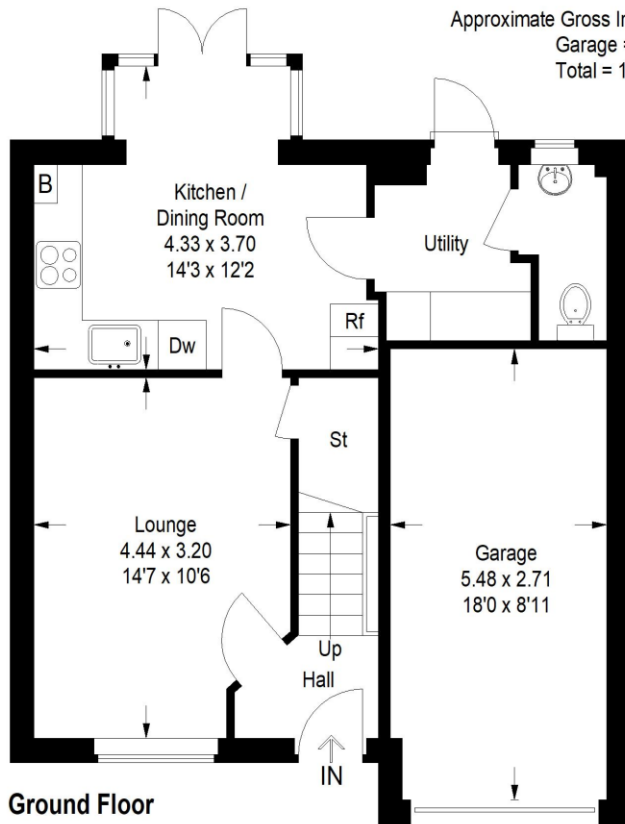
Externally

The property boasts a fully enclosed rear garden which is laid to lawn with a paved patio area for enjoying the summer months. The front garden is also laid to lawn. Off -street parking for two cars thanks to the double driveway which leads to the integral single garage.



94 Howatson Court, Livingston

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 104.3 sq m / 1122 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, dishwasher and fridge/freezer.

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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