



- Terraced House-Perfect First-Time Purchase
- 2 Double Bedrooms with Fitted Wardrobes
- Spacious Lounge/Diner
- Fitted Kitchen & Bathroom
- Front & Rear Gardens
- Gas Heating & Double Glazing - Superb Storage

Alba Property View ...

*"Spacious, bright with great storage
- perfect first-time home"*



Nestled in the sought-after locale of Howden, Livingston, the charming abode at 163 Huron Avenue presents a splendid opportunity for first-time buyers eager to set down roots in a delightful residential area. This well-presented, two-bedroom mid-terraced house exudes warmth and welcome, making it an ideal first home to create lasting memories.

As you step through the front door, you're greeted by an inviting entrance hallway, adorned with durable 'Amtico' flooring that extends throughout the ground level, providing a seamless flow from one space to the next. A sizeable storage cupboard is conveniently placed, perfect for tucking away household essentials (houses electrics).

The dual aspect lounge/diner is bathed in natural light, with pristine white walls amplifying the sense of space. This versatile area comfortably accommodates both relaxation and dining, ideal for entertaining guests or enjoying quiet family meals. The stylish kitchen is a culinary haven, boasting sleek gloss base and wall units accented by chic black handles and striking splashback tiling. Integrated appliances, including an oven, hob, hood, fridge/freezer, microwave, washer, and dryer, ensure convenience and efficiency, while a door leads to the outside space.

Upstairs, the landing features a large storage/box room and hatch to the loft, providing additional storage solutions. Two carpeted double bedrooms, both with built-in wardrobes, offer a cosy retreat after a long day. The contemporary bathroom, complete with a white three-piece suite and luxurious rainforest shower, is finished with wet wall panelling, sound panel proving both radio and music for complete relaxation and vinyl plank-effect flooring, adding a touch of modern elegance.





This lovely home benefits from gas heating and double glazing for year-round comfort. Outside, low-maintenance front and rear gardens offer outdoor space for relaxation or play. The rear garden, fully enclosed for privacy, features a combination of chippings and paving, perfect for alfresco gatherings.

163 Huron Avenue awaits, ready to welcome first-time buyers to their dream start in Howden.

Sizes

Entrance Hallway 9' 2" x 8' 7" (2.79m x 2.61m)

Lounge/Diner (at widest) 22' 2" x 10' 5" (6.75m x 3.17m)

Kitchen 10' 7" x 10' 7" (3.22m x 3.22m)

Bedroom 1 10' 6" x 10' 5" (3.20m x 3.17m)

Bedroom 2 10' 5" x 9' 9" (3.17m x 2.97m)

Bathroom 8' 9" x 6' 4" (2.66m x 1.93m)

Store/Boxroom 6' 9" x 5' 6" (2.06m x 1.68m)

Location

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.



163 Huron Avenue, Livingston

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft
(Excluding External Cupboard)



Extras (Included in Sale)

All floor coverings, light fittings, blinds and white goods (no warranty)

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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