



- Modern End Terraced House
- Show Home Condition-
Beautifully Presented
Throughout
- Fantastic Location
- 3 Bedrooms, Family Bathroom
& Cloakroom
- Contemporary Kitchen/Diner
with Integrated Appliances
- Landscaped Garden

Alba Property View ...

*"Simply stunning. Show home quality
- Modern, stylish and perfect in every
way"*

82 Howatston Court, Livingston, EH54 7FH

Offers Over £210,000



Alba Property are delighted to present for sale this stunning, well-proportioned three-bedroom family home located within the highly desirable area of Livingston Village, West Lothian. This modern 'Barratt' Home is beautifully presented throughout and finished to a high specification and early viewing is highly advised to appreciate the quality and accommodation on offer. Accommodation comprises of entrance hallway, handy cloakroom, front facing lounge, striking kitchen/diner, utility, three bedrooms (two with built-in storage) and family bathroom. The property benefits from quality flooring and private landscaped rear garden. Gas central heating and double glazing ensure all year-round comfort.

Accommodation

Entrance Hallway 5' 8" x 5' 1" (1.73m x 1.55m)

The front door gives access to the entrance hallway which in turn gives access to the lounge. Carpeted staircase gives access to the upper landing. White neutral walls and a complementing flooring.

Lounge 16' 1" x 12' 3" (4.90m x 3.73m)

Elegantly proportioned lounge with window to front which allows an abundance of natural light to flood the room. A wonderful room perfect for relaxing in the evening decorated in neutral hues. Door gives access to the kitchen/diner. Cupboard offers storage. Grey fitted carpet.

Kitchen/Diner 12' 3" x 11' 9" (3.73m x 3.58m)

Sleek kitchen/diner with a wide range of white high gloss base and wall mounted units. This exceptionally well-appointed kitchen is sure to be the hub of the home and a great space for entertaining and enjoying family meals. Door overlooks the landscaped gardens. Integrated oven, hob, hood, dishwasher and fridge/freezer. Light grey 'Amtico' flooring. Door gives access to the utility.

Utility

Benefiting from the added bonus of a utility room which is plumbed for a washing machine. wall mounted white high gloss units. Door gives access to the cloakroom. 'Amtico' grey tile effect flooring.

Cloakroom 6' 7" x 3' 5" (2.01m x 1.04m)

Handy downstairs cloakroom comprising of w.c, and wash hand basin. Window to rear. 'Amtico' flooring. Window to rear.





Upper Landing

The upper landing gives access to the three bedrooms and family bathroom. Hatch to the loft space. Vinyl flooring.

Bedroom 1 12' 8" x 9' 7" (3.86m x 2.92m)

Beautifully styled, spacious double bedroom supplemented with built-in storage. Ample space for free-standing bedroom furniture. Two windows allow natural light. Fitted carpet.

Bedroom 2 10' 1" x 10' 0" (3.07m x 3.05m)

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

Bedroom 3 10' 3" x 5' 8" (3.12m x 1.73m)

Third bedroom decorated in neutral tones currently being utilised as a work from home office. Window to rear. Fitted carpet.

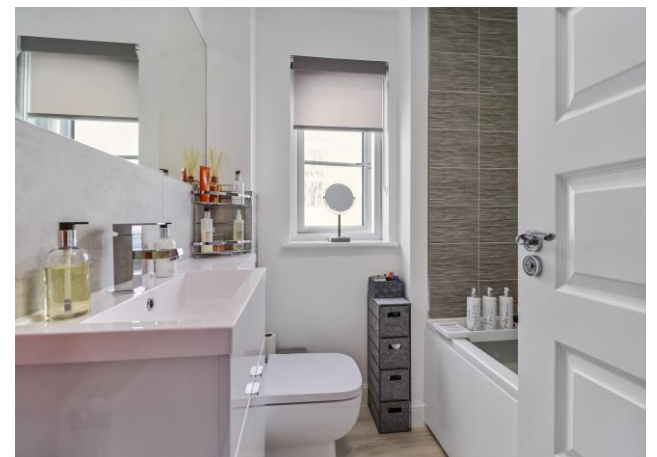


Family Bathroom 7' 6" x 6' 2" (2.28m x 1.88m)

Completing the accommodation is the family bathroom. Comprising of white w.c, bath and wash hand basin. Appealing splash back tiling to walls and laminate flooring finishes the look perfectly. Window to side.

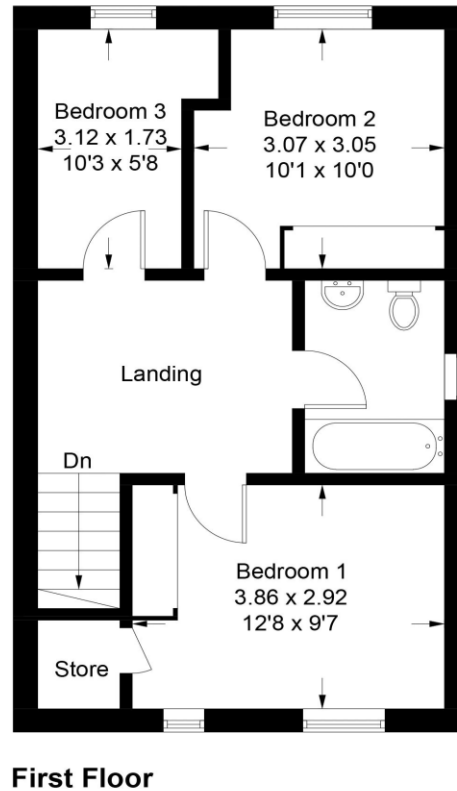
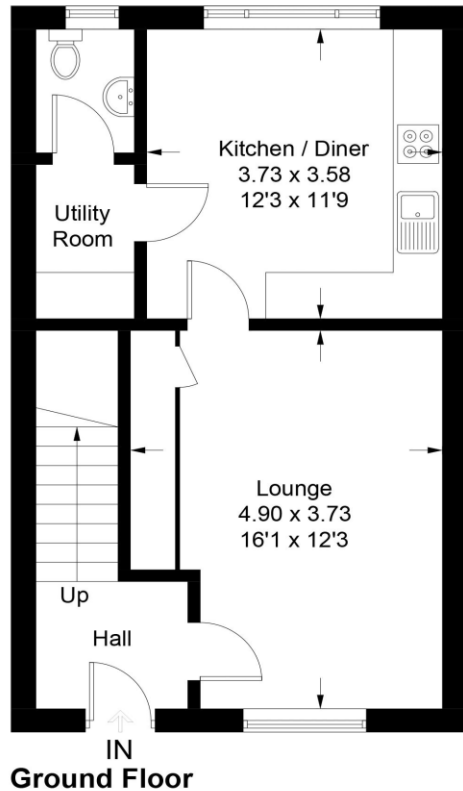
Externally

The property boasts a sunny fully enclosed landscaped garden to the rear with artificial grass, sleeper planters and paved patio area which is the perfect spot to enjoy the summer months. The small front garden is laid to lawn.



82 Howatson Court, Livingston

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtain, integrated oven, hob, hood, dishwasher, fridge/freezer and garden shed. Negotiable items : TV unit, dining table & chairs and double bed with mattress in bedroom 2.

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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