



RE/MAX PROPERTY



Huron Avenue, Livingston,
West Lothian, EH54 6LQ



****STUNNING 3 BEDROOM HOME PRESENTED IN SHOW HOME CONDITION****

Janice Bennie & RE/MAX Property are overjoyed to welcome to the open market this well presented 3-bedroom mid-terraced home located in the ever-popular and family friendly Huron Avenue, Livingston – an exclusive and sought-after pocket of Livingston, a mere distance from the town centre. The property has been beautifully finished by the current owner and enjoys gorgeous finishes, high end touches and represents the ideal family home.

Howden is a popular and highly sought-after residential area of Livingston. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College. The home report can be downloaded from the RE/MAX website.

Freehold Property Council Tax Band B No Factor Fee B

- **Impeccable 3 Bedroom Terraced Home**
- **Presented in 'Show Home' Condition**
- **Under Floor Heating in the entrance hallway**
 - **Lounge/Diner**
 - **Open Plan Kitchen**
 - **Three Large Bedrooms**

Entrance Hallway - 9' 3" x 5' 9" (2.83m x 1.75m)

Offering a gorgeous introduction to the interiors to follow, the hallway is a fantastic size with double height ceilings, underfloor heating and wood effect laminate flooring, neutral décor, and crisp white banisters. From here, you can access the lounge/diner, kitchen & W.C. There are also two large storage cupboards providing ample space for all your organisational needs.

Lounge/Diner - 10' 8" x 23' 3" (3.26m x 7.08m)

This impressive Lounge/Diner boasts classic yet contemporary décor in attractive tones. The dining area looks out over the large rear garden through large patio doors in addition to the front garden, which allows an abundance of natural light to flood the room. The spacious living area offers plenty of room for comfortable seating and dining arrangements and offers an attractive expanse to relax in. The flooring is a plush grey carpet which adds to the ambience of the room and is served with centre lights and a wall mounted radiator.



Kitchen - 12' 0" x 10' 10" (3.66m x 3.3m)

Entering from the hallway this well-appointed kitchen comes with a wide range of contemporary base and wall units with complimentary work tops, glass splash back and a stainless steel sink with a chrome mixer tap. With a window and a door to the rear of the property, there is an abundance of natural light. There is a new integrated electric oven, hob and stainless steel extractor fan, vinyl flooring, radiator with lighting provided by a central light fitting.

W.C. - 4' 4" x 2' 9" (1.33m x 0.83m)

A stunning, modern 2-piece cloakroom, with handy panelled walls. There is a wash hand basin sunk into a handy vanity and W.C – also central lighting.

Upstairs Hallway

The carpeted stairway rises to the upper galleried landing. From here access can be gained to all of the bedrooms and family bathroom room, storage cupboards and access to the attic.

Bedroom 1 - 9' 11" x 10' 10" (3.02m x 3.29m)

This charming room has been neutrally decorated with carpet flooring. Plenty of natural light streams in through the rear windows, complemented by a ceiling light. A spacious built-in wardrobe adds to the functionality of the room, alongside another ample area suitable for freestanding drawers and additional furniture. Radiator and power points are readily available for your convenience.

Bedroom 2 - 10' 4" x 10' 10" (3.15m x 3.29m)

This additional double bedroom boasts neutral décor and carpeted flooring throughout. Rear-facing windows offer abundant natural light, complemented by a ceiling light. Ample storage is provided by built-in wardrobes with generous hanging and shelving space. Radiator and power points are conveniently available.

Bedroom 3 - 6' 7" x 12' 0" (2.01m x 3.65m)

This bright and spacious room is a great sized bedroom which overlooks the front garden through the large window which provides ample lighting. The room is tastefully decorated and benefits from carpeted floors and is served by a central light fitting, several power points and a wall mounted radiator.

Family Bathroom - 6' 8" x 6' 6" (2.03m x 1.97m)

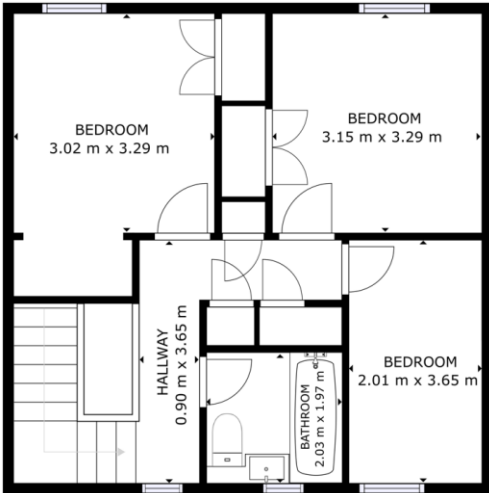
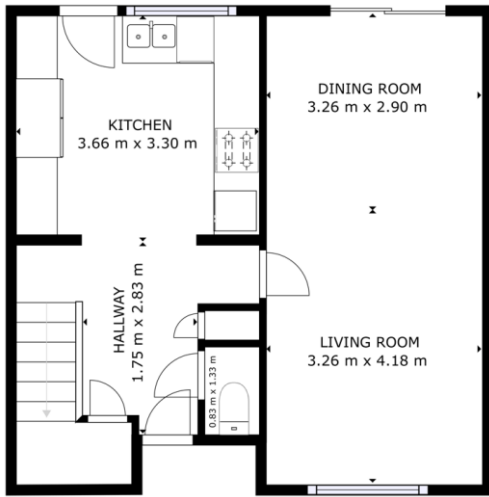
Completing the upper level is a beautiful 3-piece suite, with a lovely bathtub and overhead shower, wash hand basin & W.C – there is a modern wet-wall design and perfectly complementing flooring.

Exterior

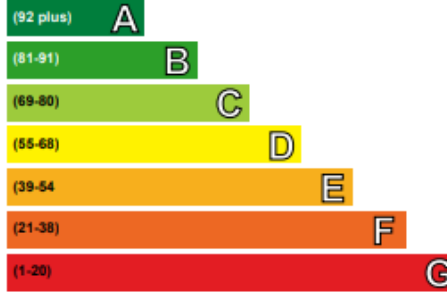
The residence features a spacious enclosed front garden adorned with artificial turf. At the rear, a south-facing garden presents an expansive mono block patio, designed for minimal upkeep. Ample on-street parking is available adjacent to the property.







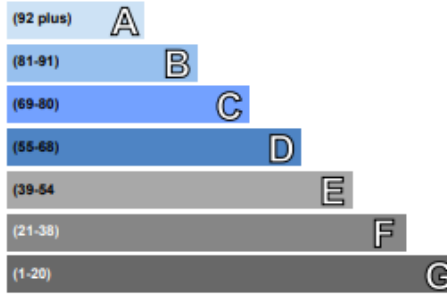
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	90

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
77	90



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