



RE/MAX PROPERTY



9 Nelson Avenue, Livingston, West Lothian, EH54 6BY

- ***Impeccable 4 Bedroom Terraced Home***
 - ***Sleek Finishes***
 - ***Expansive Lounge***
 - ***Bespoke Kitchen/Diner***
 - ***4 Double Bedrooms***
- ***Stunning Family Bathroom & W.C***
 - ***Landscaped Gardens***
 - ***Close To All Amenities***

****STUNNING 4 BEDROOM HOME WITH BESPOKE FINISHES!****

Niall McCabe & RE/MAX Property are overjoyed to welcome to the open market this gorgeous & fully refurbished 4-bedroom mid-terraced home located in the ever-popular and family friendly Nelson 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



Entrance Hallway

11' 11" x 9' 5" (3.62m x 2.88m)

Offering a gorgeous introduction to the interiors to follow, the hallway is a fantastic size with double height ceilings, LVT flooring, neutral décor, gorgeous, scorched banisters and feature wall design. From here, you can access the lounge, kitchen & W.C.

Lounge

22' 8" x 10' 4" (6.91m x 3.14m)

On the left-hand side of the property, and spanning the entire length of the home, the lounge is an amazing spot. A stunning panelled feature wall sets the tone for the high end feel of the room and adds a welcome pop of colour and panache, along with a feature fireplace. There are dual aspect windows/doors which flood the room with light and space for a host of living and dining furniture.

Kitchen/Breakfast Room

11' 5" x 11' 4" (3.49m x 3.46m)

The well-equipped kitchen boasts a range of grey high gloss base & wall mounted complete with gorgeous black finishes, LVT flooring and a custom-built breakfasting area – the ideal spot for quick weekday coffees! The room benefits from having an American style fridge freezer, with custom built surrounds and then space for freestanding appliances.

W.C

6' 2" x 2' 4" (1.87m x 0.72m)

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

Bedroom 1

10' 10" x 10' 1" (3.31m x 3.07m)

The master bedroom is of generous proportions, it has been finished in calming whites & greys and enjoys built in storage and has a flexible layout for various furniture formations.

Bedroom 2

10' 4" x 9' 8" (3.15m x 2.95m)

Another great sized bedroom located above the Vennel; you have ample privacy. With a fresh finish and plush carpeting this is a fabulous spot to relax.

Bedroom 3

10' 9" x 9' 7" (3.28m x 2.93m)

A gorgeous double room finished in a calming palette with lovely pops of pink – lovely views over the surrounding area which floods the space with light.

Bedroom 4

11' 9" x 6' 2" (3.58m x 1.89m)

Currently utilized as handy home office, bedroom 4 is a fabulous size and could benefit to many uses. There is a neutral wall finish, custom built workspace and carpeted flooring.

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.64m)

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 complimenting flooring.

Exterior

The property boasts a fully landscaped rear garden – complete with a large, turfed lawn & expansive patio – this space has been designed with low maintenance as the main priority. There is ample on street parking to accompany the property.





OFFICE INTERNAL AREA
FLOOR 1: 44.41 m² (476 sq ft)
TOTAL: 128 sq ft

Matterport

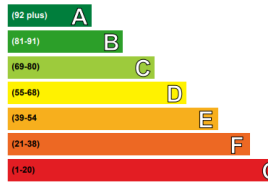


OFFICE INTERNAL AREA
FLOOR 2: 44.41 m² (476 sq ft)
TOTAL: 128 sq ft

Matterport



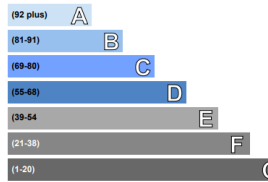
Very energy efficient - lower running costs



Current	Potential
71	86

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
68	83

Not environmentally friendly - higher CO₂ emissions

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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