

FOR SALE



Fixed Price: £120,000

**17 Larbert Avenue, Livingston, West Lothian,
EH54 8QJ**

3 Bed End Terrace

Viewing: By appointment only

- Estate agency
- Property letting
- Independant property advice

MAVOR & COMPANY
PROPERTY LETTING & ESTATE AGENCY



Mavor & Co are pleased to offer to the market this delightful end terraced two storey home set in a very central location in Livingston. The property is close to all amenities and within walking distance of the local train station, shops and schools.

ENTRANCE: The entrance to the property is accessed by a double glazed UPVC secure door, leading into the hallway, which has a good size storage cupboard, downstairs cloakroom and direct access to the lounge, with stairs leading to the upper level of the property.

LOUNGE: 9.00 x 3.20m – The bright and spacious lounge is very well presented has ample room for a range of furniture and further benefits from laminate flooring throughout. There is direct access to the kitchen/ dining room through double French doors. One central heating radiator and front facing window.

KITCHEN/DINING AREA: 6.34 x 3.22m - The well laid out kitchen is fully fitted with a range of units to wall and base level complimented by coordinating worktops and splash back tiling. The double oven, gas hob, extractor hood, fridge freezer and washer/dryer are included within the sale. This very spacious room has ample room for a dining table and chairs. The floor is laid throughout with attractive ceramic floor tiles. The double glazed UPVC back door opens out onto a well maintained rear garden. Windows to the rear with central heating radiator.

CLOAKROOM:- This convenient downstairs cloakroom has a white 2 piece suite.

UPPER HALL: - The upper hall provides access to all other accommodation. A ceiling hatch provides access to the floored loft space. A built-in cupboard provides extra storage.

BATHROOM: 3.00 x 2.69m - The family bathroom has a four piece suite including a separate shower cabinet. Window to the rear.



BEDROOM 1: 3.28 x 2.92m - This good sized double bedroom with 4 door mirrored wardrobe and fitted carpet is very bright and well presented. One central heating radiator and window to the rear.

BEDROOM 2: 4.29 x 2.74m – This second double bedroom also benefits from 2 door mirrored wardrobes and fitted carpet and also faces the rear of the property. One central heating radiator.

BEDROOM 3: 3.25 x 2.99m – This third good sized double bedroom faces the front aspect of the property, has fitted carpet and central heating radiator.

EXTERIOR: The good size gardens which extend to the front side and rear are fully enclosed with added side access. The garden is laid to lawn with a slabbed patio area, mature plants and outside water tap. Included in the sale are the garden shed and built-in BBQ. The front driveway is monoblocked and provides ample parking for three cars.

Livingston is the largest town in West Lothian and lies within easy commuting distance of Edinburgh and Glasgow. Livingston has two railway stations, providing regular services to both Edinburgh and Glasgow city centres, whilst the adjacent M8 motorway provides road links to most parts of Central Scotland. The nearby Edinburgh airport offers frequent domestic and international flights. At the heart of Livingston is the town centre where there is a fantastic selections of shops, bars, restaurants, leisure clubs, multiplex cinema and swimming pools.

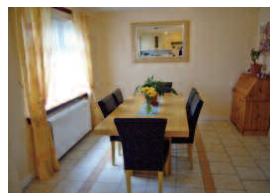
This property is Council Tax Band B
Please call Mavor & Co on 07917-060266 or 01506-870204

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- Lounge
- 3 Bedrooms
- Bathroom
- Kitchen/Diner
- Easily maintained garden
- Patio
- Central heating
- Double glazing
- Cloakroom



DISCLAIMER: Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon.



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