



38/4 Columbia Avenue

Livingston, West Lothian, EH54 6PR



Set by Howden Park and St John's Hospital, this modern two-bedroom first-floor flat has a convenient location in the heart of the Livingston. It is within easy reach of schools, transport links, and superb amenities, which include The Centre and the Designer Outlet. The home itself is in excellent decorative order, enjoying a walk-in condition with on-trend décor throughout. It offers bright and spacious accommodation, along with generous storage to keep the interiors tidy. It also benefits from private residents' parking.

Extras: all fitted floor and window coverings, light fittings, an integrated electric hob and new oven, an undercounter fridge, and a washing machine to be included in the sale.

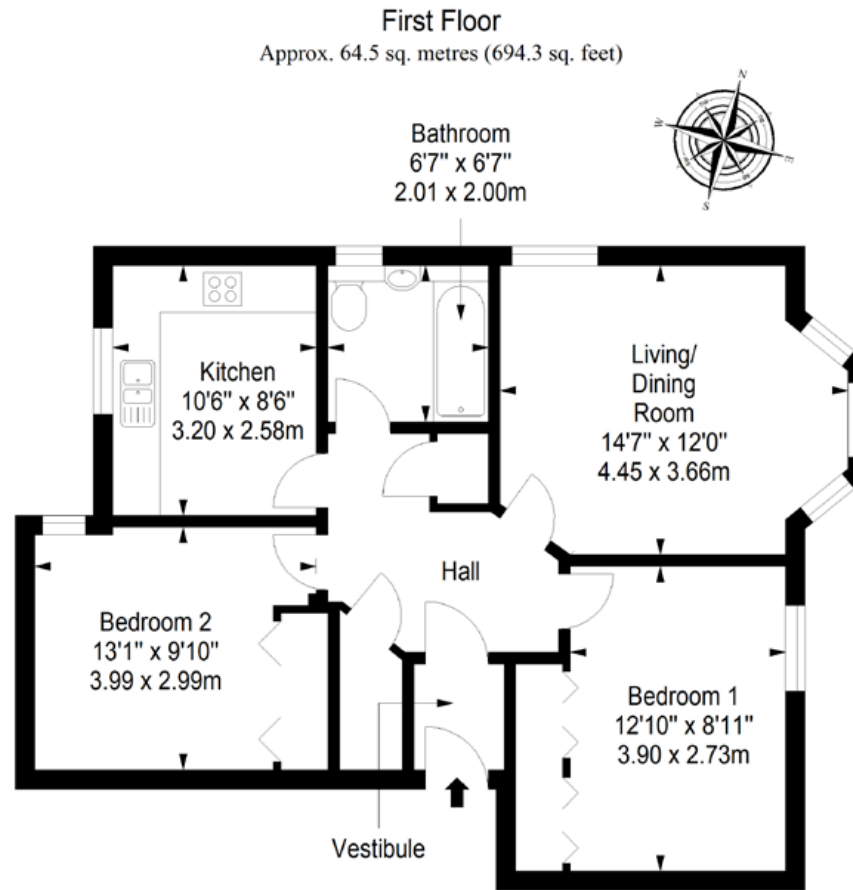
Factor: the development is factored by Ross & Liddell for a monthly fee of £75.

Property Features

- First-floor flat in move-in condition
- Part of a modern development
- Central location in popular Livingston
- Lightly decorated interiors throughout
- Secure telephone-entry system
- Welcoming vestibule and hall with storage
- Dual-aspect living/dining room with bay window
- Fitted kitchen that is generously appointed
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom with over-bath shower
- Well-maintained communal garden grounds
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - C



Floorplan



Total area: approx. 64.5 sq. metres (694.3 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106