



30 Kenmore Avenue

Livingston, West Lothian, EH54 8NE



Property Summary

This well-presented end-of-terrace house, which forms part of an established residential development in Livingston and lies within driving distance of the capital. The south-facing family home features a spacious reception room with sliding doors leading to the garden, a kitchen equipped with fitted units, three sun-filled bedrooms (two of which have wardrobes), and two bathrooms. Outside, 30 Kenmore Avenue benefits from private gardens and on-street parking. Additionally, the home is conveniently located near schools, shops, green spaces, and bus/rail links.

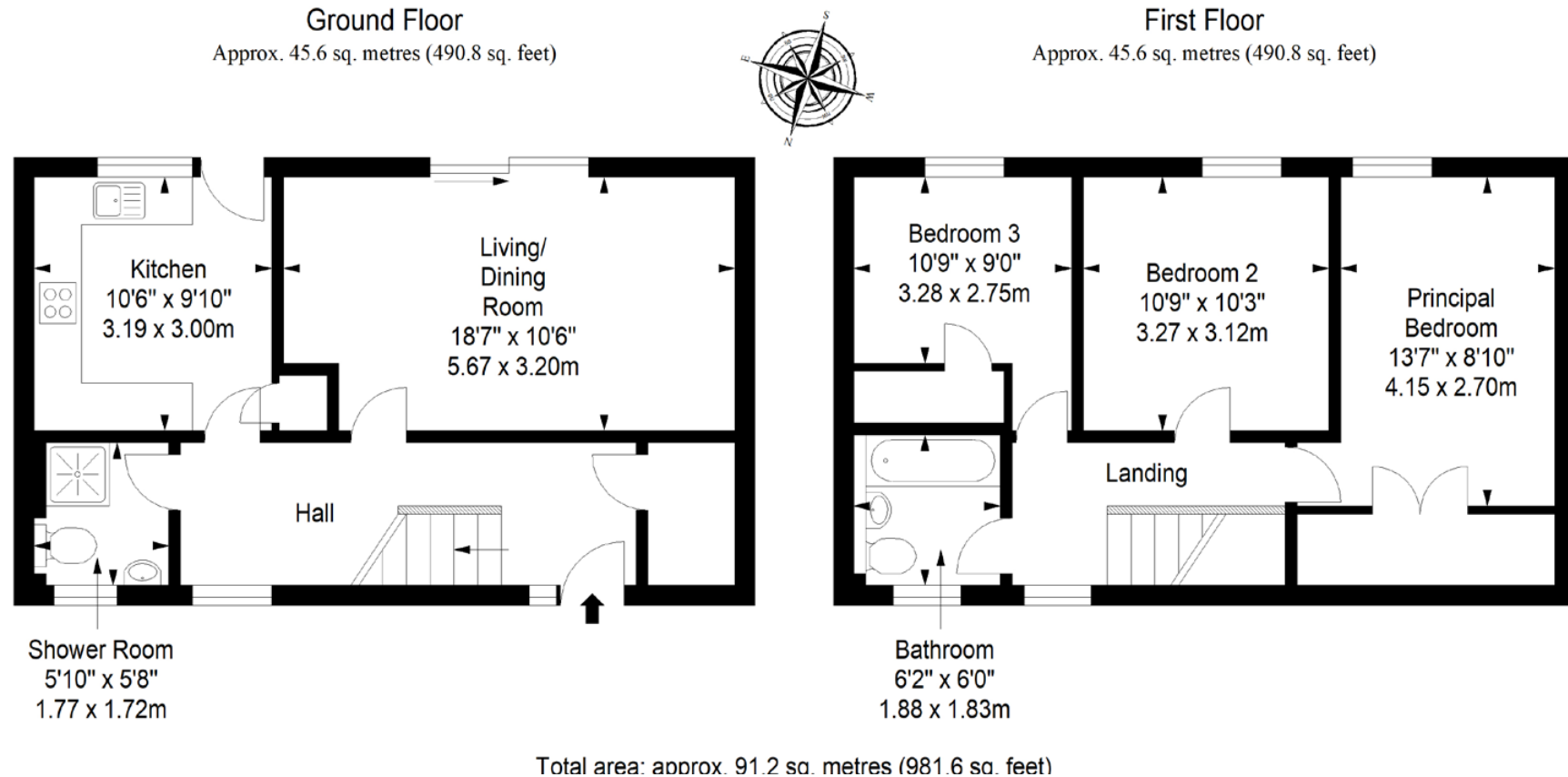
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Features

- End-terrace house in Livingston
- Part of an established residential neighbourhood
- Entrance hall with storage
- Sunny living/dining room with sliding doors
- Well-appointed kitchen
- Sun-facing main bedroom with a wardrobe
- Two more bedrooms with a sunny aspect
- Bathroom with storage
- Shower room
- Enclosed rear garden with shed and drying area
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



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