



119 Nelson Avenue
Livingston EH54 6LA
Offers Over £159,500

Caesar & Howie
Solicitors & Estate Agents



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A superb family home is offered from this very spacious and popular style end terraced villa, that benefits from external refurb/thermal clad and also has a large feature garden cabin/covered outdoor area. Both kitchen and bathroom are modern and well appointed and rooms well proportioned throughout. The rear garden has a sunny/position and there is an open aspect to front. Schools, public transport, town centre and most amenities are all within easy reach. Immediate/flexible entry. Chain free.

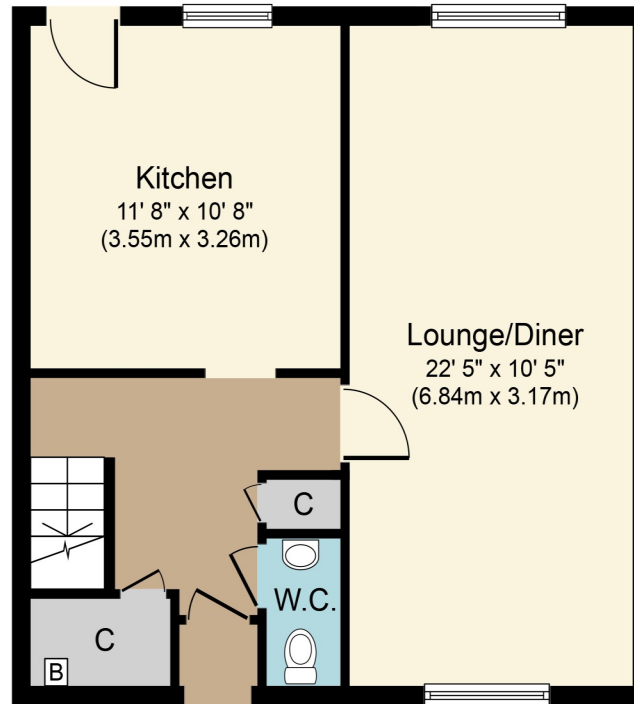
- **Entrance hall & W.C.**
- **Spacious lounge/dining**
- **Modern kitchen/breakfast room**
- **Three bedrooms**
- **Attractive well appointed bathroom**
- **Excellent storage facilities**
- **GCH & DG**
- **Gardens**
- **Cabin/Covered area**
- **Parking nearby**
- **Council Tax Band B**



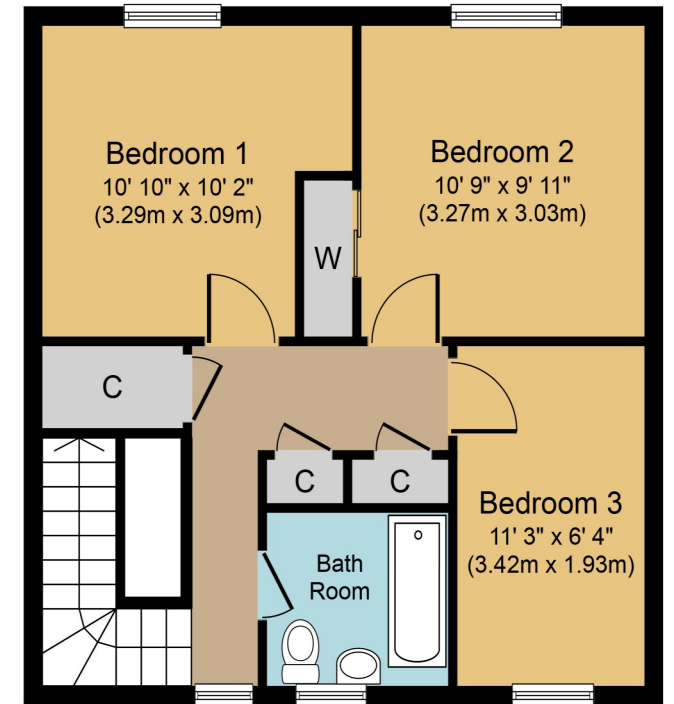
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email nk@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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