



23 Labrador Avenue
Howden
Livingston EH54 6BU
Offers Over £125,000

Caesar & Howie
Solicitors & Estate Agents



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Howden, Livingston, EH54 6BU

An excellent first time buy is offered from this popular style terraced villa, that has been externally refurbished/thermal clad and is located within a central and sought after location. All rooms are well proportioned, there is a modern shower room, spacious and bright lounge/dining with patio doors to a sizable rear garden. included and it is set with a sizable garden to the rear. Many extras including appliances can be included and immediate/flexible entry is available. The area is close to schools and amenities, public transport, parklands and the town centre. Chain free.

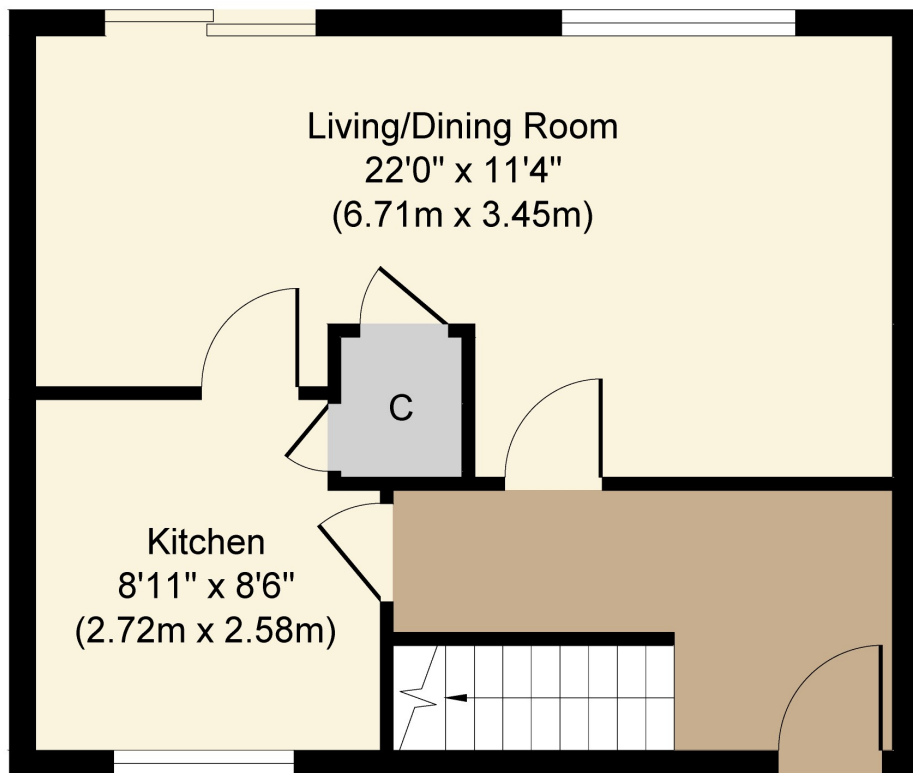
- **Entrance hall**
- **Lounge/dining room/patio doors**
- **Fitted kitchen**
- **Two double bedrooms**
- **Boxroom/study/nursery**
- **Modern shower room**
- **Gas warm air central heating**
- **Double Glazing**
- **Sizable rear garden/sunny position**
- **Parking in vicinity**
- **Council Tax Band B**



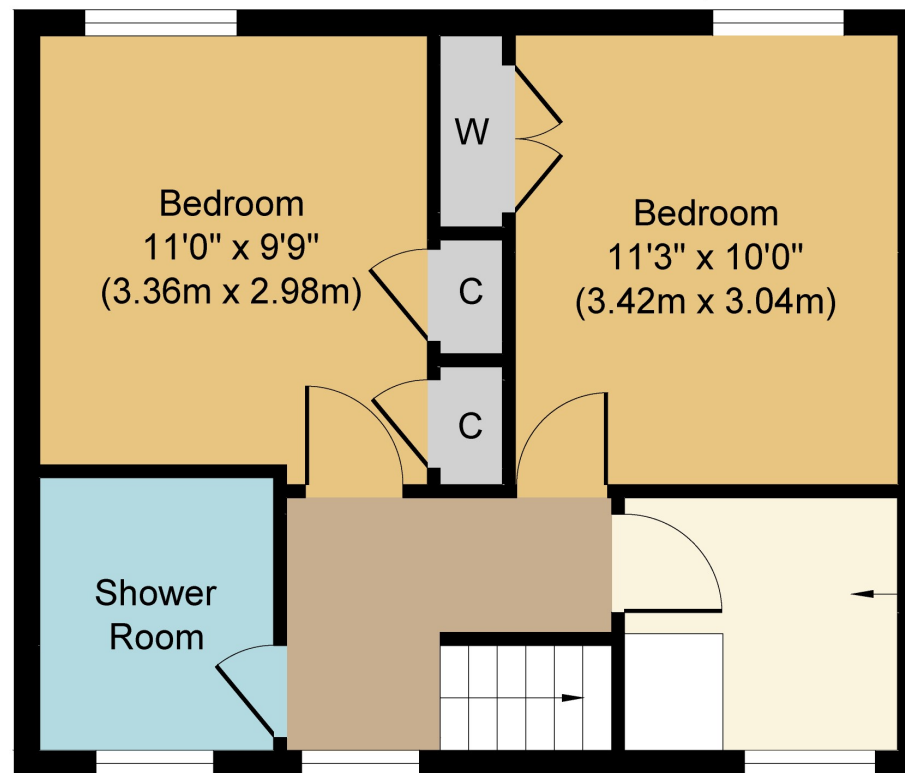
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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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.