



16 Alberta Avenue
Howden Livingston
EH54 6AN
Fixed Price £185,000

Caesar & Howie
Solicitors & Estate Agents



16 Alberta Avenue

Livingston, EH54 6AN

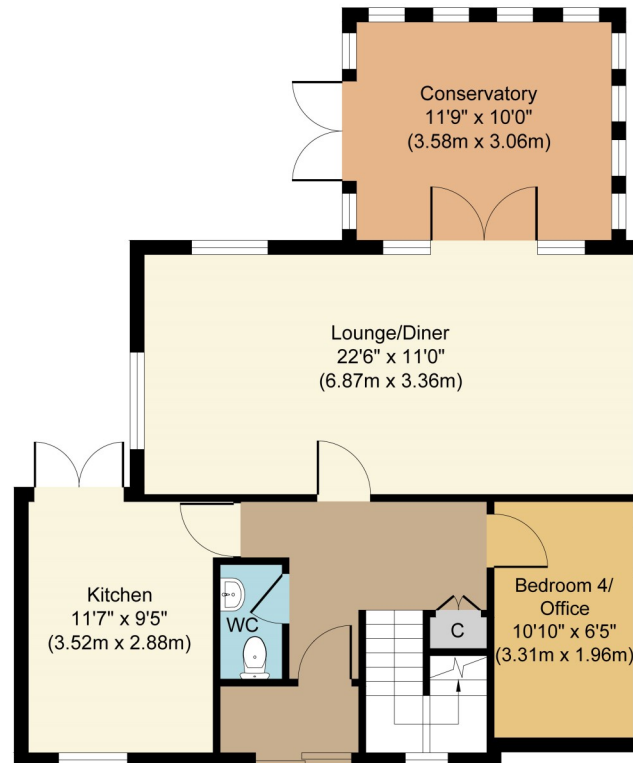
A very spacious family home is offered from this popular style end terraced villa, set on prime plot with additional garden ground. There is also an option to purchase a lock up garage sited nearby in addition to the property. The accommodation has a flexible layout and could be utilised as four bedrooms or with an office for home working perhaps. All rooms are well proportioned, there is excellent further potential and the gardens have an excellent south/south west position, well stocked shrubs, flowering trees and raised decking area. Schools, amenities, hospital public transport and rail station are within easy reach. Town centre shopping etc is within a short drive.

- **Entrance porch, hallway & W.C.**
- **Spacious lounge/dining room**
- **Feature conservatory/air con/heating**
- **Fitted kitchen**
- **Ground floor bed 4/office**
- **Three further double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Extensive gardens on 3 sides**
- **Council Tax Band B**
- **Option to purchase lock up garage No 64 sited nearby in addition to property.**

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



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Ground Floor



First Floor

16 alberta

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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