







## 11 Calgary Avenue

Livingston

Introducing This Exceptional 3-Bed First Floor Flat in Howden. Fully renovated over recent years and freshly decorated, this stunning home is presented in impeccable condition, offering a true move-in-ready opportunity. Ideally located just a short drive from Livingston's vibrant shopping centre, Livingston North train station and excellent local schooling, this property combines modern style with everyday convenience.

From the moment you step inside, the immaculate condition of this home is immediately apparent. The welcoming hallway is fresh and bright, featuring a vestibule area ideal for hanging coats and storing shoes, along with two spacious storage cupboards.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



The stylish U-shaped kitchen boasts sleek white high-gloss cabinetry, striking dark worktops and ample storage and preparation space. Complete with an integrated oven and hob, it also offers space for a freestanding washing machine and fridge/freezer.

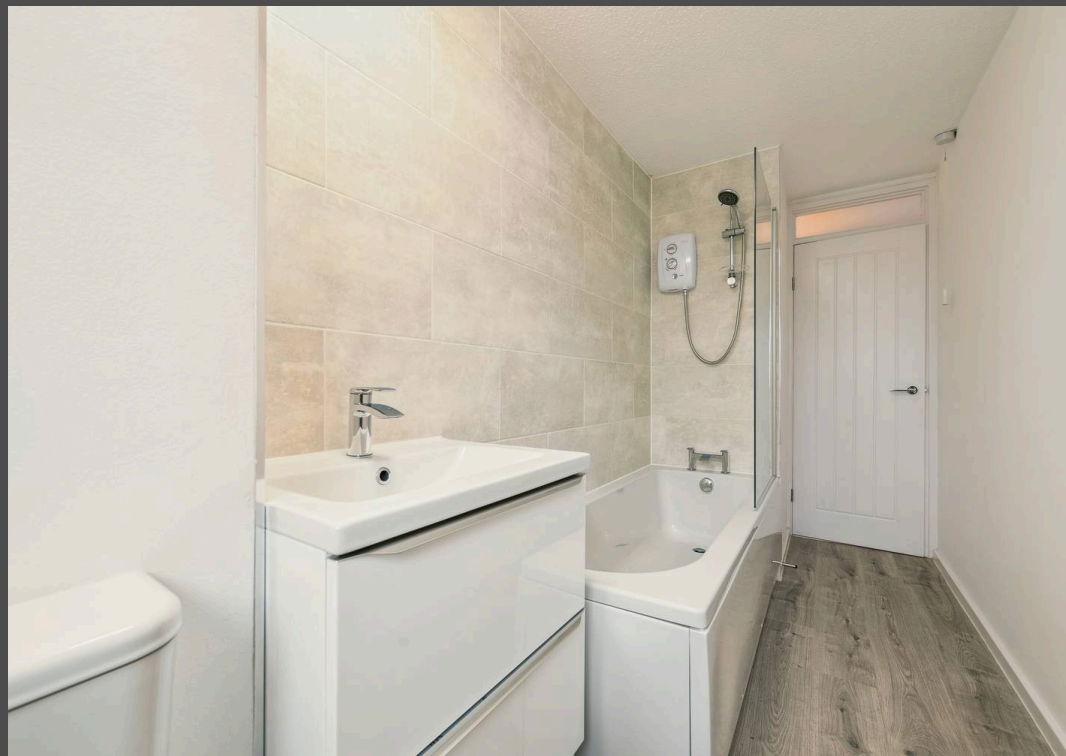
Heading into the open-plan lounge and dining area, this is a beautifully designed space, perfect for both relaxation and entertaining. Plush grey carpets enhance the lounge's warmth, while large windows flood the room with natural light. The dining area is cleverly defined with laminate flooring, offering plenty of space for a dining table and an additional window to further brighten the space.

Each of the three well-proportioned bedrooms continues the theme of modern elegance, featuring plush grey carpets and large windows. The stylish bathroom is finished with neutral tiling and includes both a bath and an overhead shower, ensuring practicality without compromising on design.



With its modern décor, spacious layout, and prime location, this immaculate home is an ideal choice for first-time buyers, families, or investors. Chain-free and move-in ready, it offers a hassle-free transition for its next owner.







Approximate Gross Internal Area

72.6 sq m / 781 sq ft

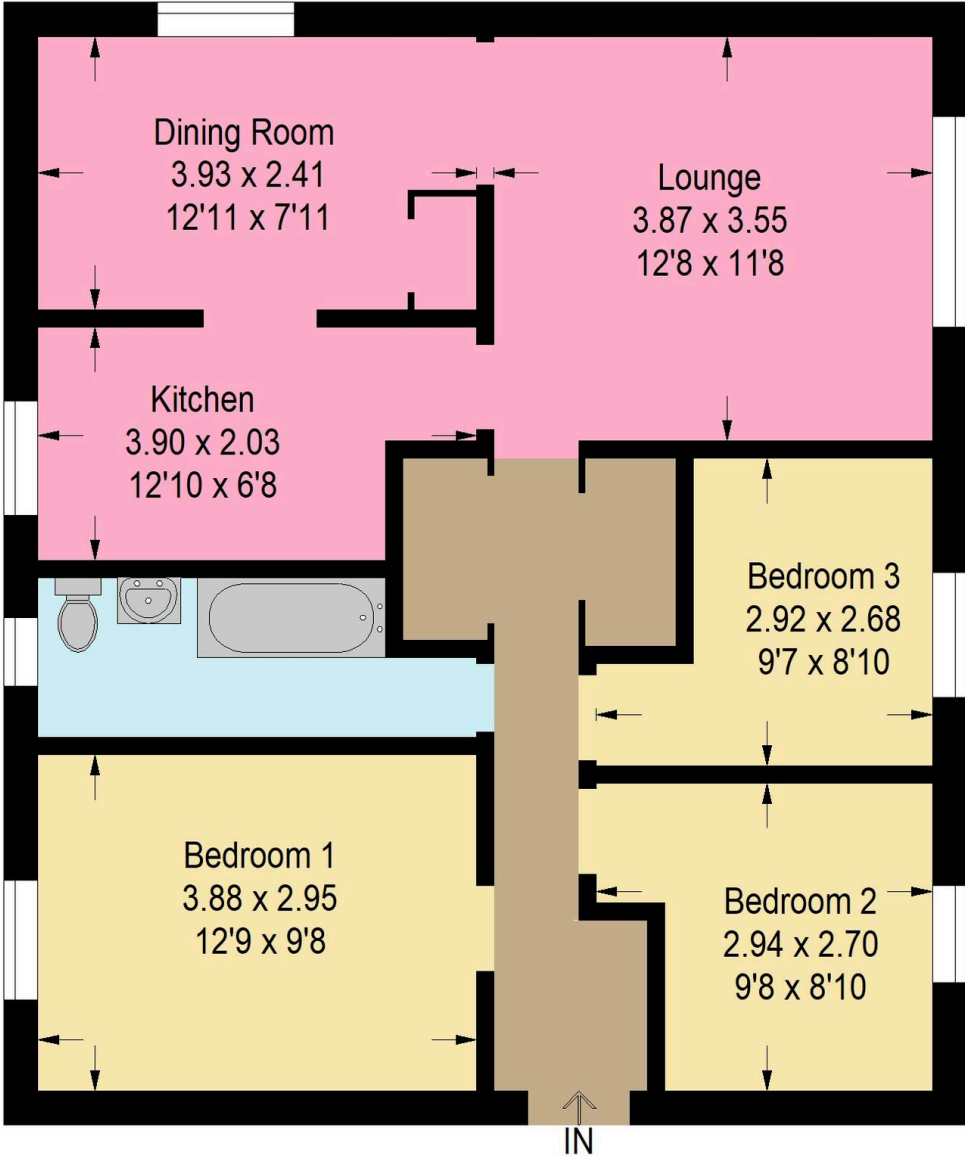


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