



84 Howatston Court, Livingston

Offers Over £230,000



84 Howatston Court

Livingston

Welcome to Howatston Court, a beautifully presented three-bedroom semi-detached home built in 2017 by Barratt Homes. Finished in move in condition and complete with a private west-facing garden, this home combines contemporary interiors with an excellent location close to Livingston Centre, schools, and commuter links.

As you step inside, you are welcomed into a bright and airy hallway that sets the tone for the rest of the home. To the left, the lounge offers a generous and versatile space, styled with wooden-style laminate flooring. A large front-facing window floods the room with natural light, while the layout comfortably accommodates a large sofa, a media wall, and freestanding furniture. A handy under-stair cupboard adds valuable everyday storage.

The kitchen and dining area sit at the rear of the home and form the heart of the property. Fitted with modern grey cabinetry and wooden-style worktops, this space includes integrated appliances such as an oven, four-point gas hob, and space for a fridge freezer and dishwasher. The dining area comfortably seats four to six people, creating the perfect space for family meals and entertaining. Patio doors lead directly to the rear garden, seamlessly connecting indoor and outdoor living.

Adjacent to the kitchen, a useful utility space offers room for a washing machine or tumble dryer and additional storage. Completing the ground floor is a stylish downstairs WC, finished with tiling, chrome accents, and a white basin.



Upstairs, the principal bedroom is a true retreat. Double-aspect windows fill the room with light, while the space itself can comfortably host a king-size bed, bedside cabinets, and additional furnishings. A fitted cupboard provides convenient built-in storage. The second bedroom is equally spacious, ideal for a double bed, wardrobe, and desk or dresser, making it versatile for family or guests. Bedroom three is perfect for a single bed with storage or can be adapted into a home office, nursery, or guest room. The family bathroom completes the upper floor and is finished to a high standard, with a three-piece suite that includes a bathtub with overhead shower, a white basin, and chrome accents.

The west-facing rear garden is a highlight, designed as a private sun trap. It features a decked seating area and a patio, perfect for outdoor dining, barbecues, and enjoying the evening sun. Low-maintenance and practical, it is ideal for both families and professionals.

Location-wise, 84 Howatston Court is perfectly placed. Families will appreciate being within walking distance of Livingston Village Primary School, with secondary options including St Margaret's Academy and The James Young High School also nearby. Everyday shopping is simple with Lidl just minutes away, and The Centre and Livingston Designer Outlet offering a huge range of retail, dining, and leisure facilities. For commuters, Livingston North Train Station and the M8 motorway provide excellent travel links to Edinburgh and Glasgow. Outdoor enthusiasts will enjoy nearby Eliburn Park and the scenic walks in Livingston Village, perfect for dog walking, running, or weekend strolls.

Howatston Court is a modern family home in one of Livingston's most sought-after settings. This is a property not to be missed.

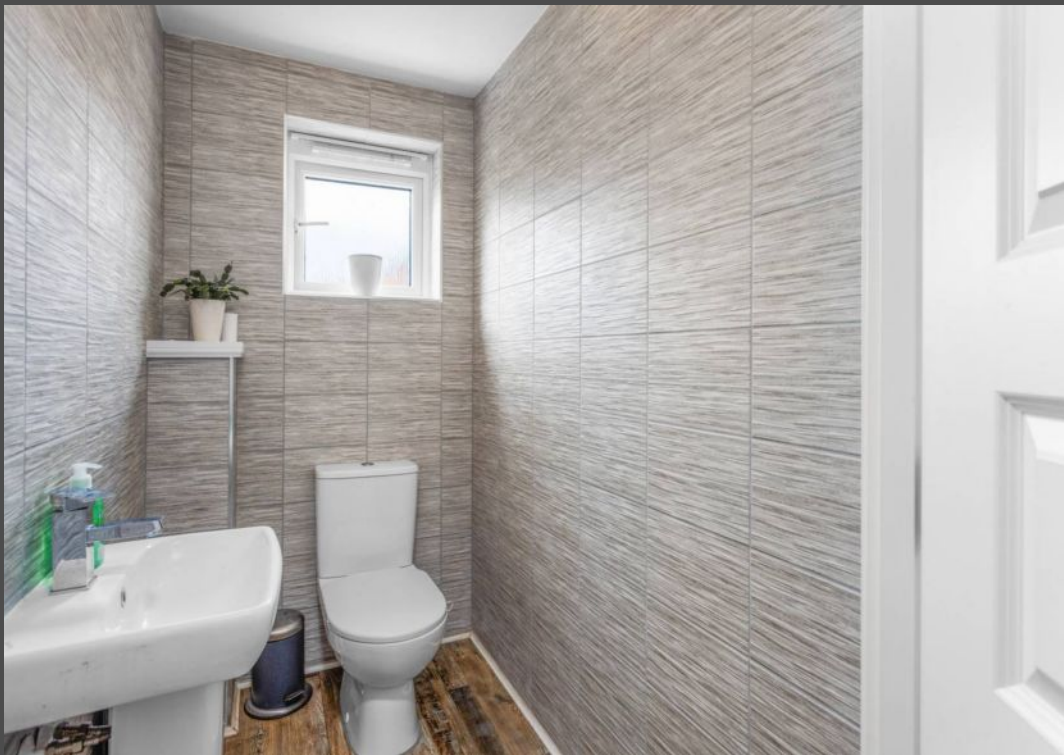
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

