





5 Vancouver Avenue

Livingston, Livingston

Welcome to Vancouver Avenue, a well-presented three-bedroom top floor flat in Livingston, offered to the market in move in condition and chain-free. Recently upgraded with a new kitchen, fresh flooring, and gas central heating, this property offers a spacious layout, modern finishes, and excellent convenience ideal for first-time buyers, downsizers, or investors.

As you step inside, you are welcomed by a bright and inviting hallway, which introduces the rest of the home.

The principal bedroom is a generous space that comfortably accommodates a king-size bed, with ample room for bedside cabinets, a chest of drawers, or additional free standing storage. Large windows allow plenty of natural light to flood in, making this a bright and calming retreat.

Bedroom two is another double room, ideal for children, guests, or as a home office. This space can easily host a double bed with furniture, or be tailored to suit the needs of a growing family. Bedroom three offers further flexibility as a single bedroom, study, or dressing room, giving the property excellent versatility.



The heart of the home is the newly fitted kitchen, styled with modern cabinetry, worktops, and splashback tiling. It is equipped with an integrated oven, hob, and extractor, with space for essential appliances such as a washing machine and fridge freezer. This is a functional, well-finished space ready for everyday cooking and family dining.

The lounge is spacious and welcoming, with plenty of room for sofas, a media unit, and additional furnishings. Its layout makes it perfect for relaxing evenings, entertaining guests, or family time.

The bathroom is finished with a standard three-piece suite including a bathtub with overhead shower, WC, and washbasin, complemented by fresh décor and easy-to-maintain finishes.

Externally, the property benefits from on-street parking, with plenty of space for both residents and visitors.

Set in the popular area of Livingston, Vancouver Avenue offers excellent access to local schools, shops, and amenities. The property is close to The Centre, Livingston, providing extensive shopping, dining, and leisure options. Commuters will appreciate nearby Livingston North and South train stations, alongside easy access to the M8 motorway, offering direct routes to both Edinburgh and Glasgow.

This property combines modern upgrades, generous proportions, and a highly convenient location—making it a fantastic opportunity for its next owners.

Council Tax band: B

Tenure: Freehold

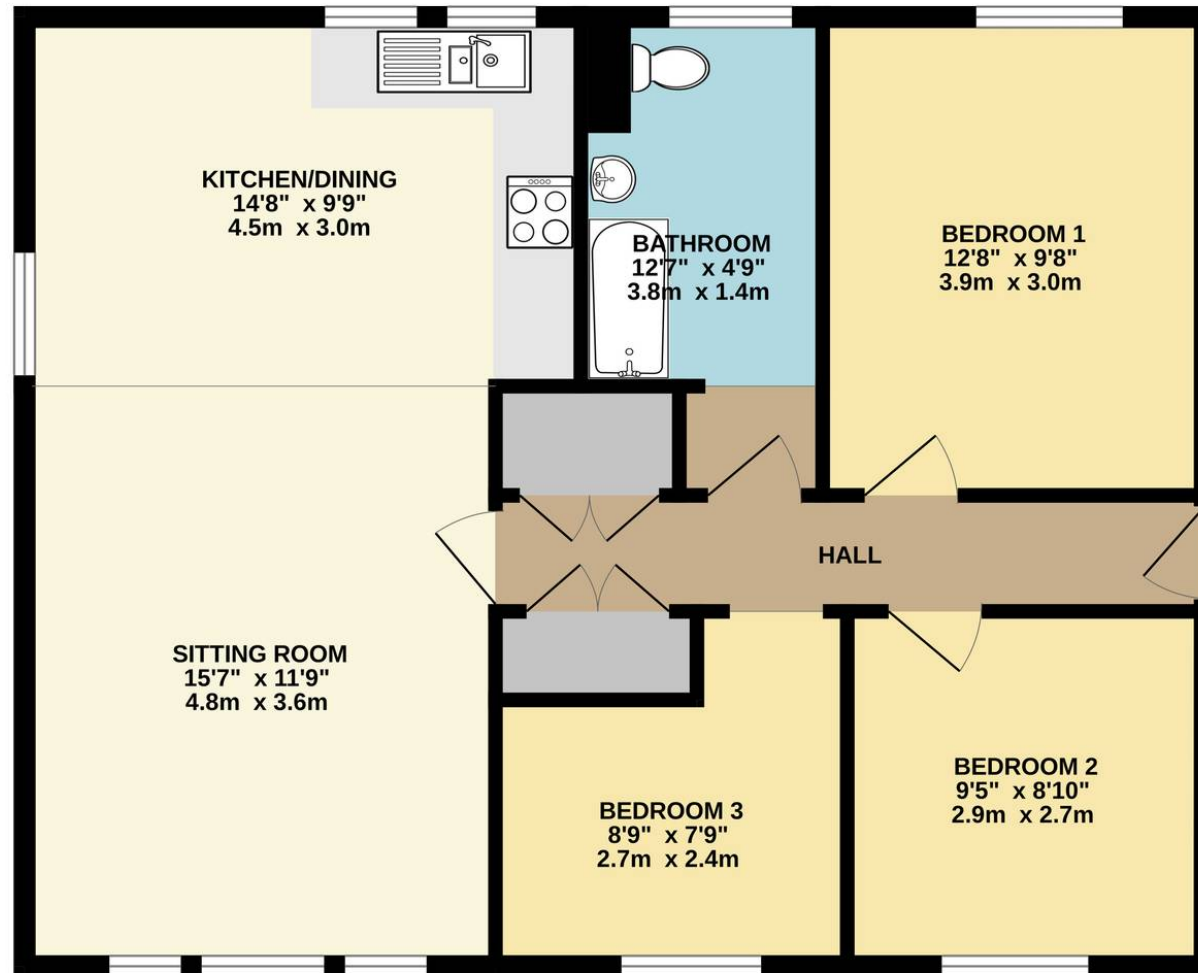
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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