



23 Harburn Avenue, Deans

Livingston

Offers Over £170,000



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Deans, Livingston

Welcome to Harburn Avenue, a spacious and versatile four-bedroom, two-bathroom mid terrace home located in the highly convenient and family friendly area of Deans, Livingston. Perfectly positioned within walking distance of Deans Community High School, St John Ogilvie RC Primary School, and Woodlands Nursery, this chain free property offers a fantastic opportunity for families or buyers looking for a generous home in an ideal location with excellent travel connections.

As you enter, you're welcomed into a bright and spacious hallway that sets the tone for the rest of the home. There's a large storage cupboard for coats, shoes, and household essentials, as well as additional under-stair storage, ideal for keeping things neatly tucked away. The downstairs WC is conveniently located off the hallway and features modern chrome accents and tiling.

To the right-hand side, you'll find the generously sized lounge, a warm and inviting space that can comfortably accommodate two or three large sofas along with a media wall. A character fireplace adds a cosy touch, while the room's proportions also allow for a dining area if desired. There's also a small partition wall that could be removed to open up the space even further, giving buyers the flexibility to adapt the layout to their needs.

To the rear of the home is a fantastic extension, currently used as a fourth bedroom but equally suitable as a second sitting room, home office, or dedicated dining space. Patio doors open directly to the garden, allowing natural light to fill the room and creating a seamless indoor-outdoor flow, perfect for entertaining or relaxing.



The kitchen is a great size, fitted with white cabinetry, splashback tiling, and ample worktop space. There's a freestanding induction cooker and space for essential white goods, along with direct access to the rear garden, making it both functional and family-friendly. Upstairs, a bright landing introduces three well-proportioned bedrooms. The principal bedroom can comfortably host a king-size bed with bedside cabinets and wardrobes. The second bedroom is equally spacious, with room for a king-size bed and additional furniture, while the third bedroom offers enough space for a double bed, making it ideal for children, guests, or a home office.

The family bathroom is finished to a high standard, featuring a modern three-piece suite with a bathtub, an overhead shower, full tiling, and chrome fittings.

Externally, the property benefits from a single-car driveway and a garage, along with additional visitor parking nearby. The west-facing rear garden is a real sun trap, offering a private outdoor space ideal for relaxing, barbecues, or play, perfect for those long summer evenings.

Location-wise, Harburn Avenue couldn't be better suited for family living. You're within walking distance of local schools, Livingston North Train Station, and a Morrisons supermarket, while the M8 motorway offers excellent travel links to both Edinburgh and Glasgow. The area also provides a great range of local amenities, green spaces, and community facilities, making it a superb place to call home.

Spacious, well located, and ready to move into, Harburn Avenue offers fantastic value for families or professionals looking for a versatile home in one of Livingston's most convenient residential areas.

Council Tax band: C

Tenure: Freehold

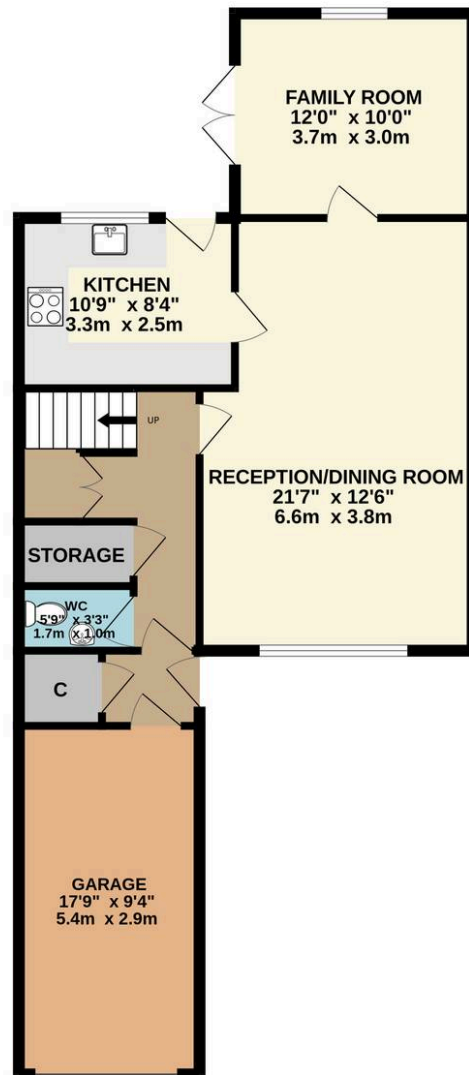
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

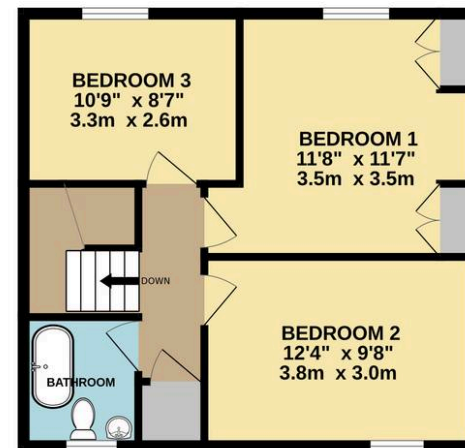




GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1021sq.ft. (94.9 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

