



13 Alberta Avenue, Livingston

Livingston

Offers Over **£180,000**



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This beautifully presented three-bedroom home offers contemporary living throughout, with bright, spacious interiors and a well-designed layout ideal for modern family life.

You are welcomed into a practical porch with sliding patio doors, a perfect space for storing coats and footwear. From here, the main entrance opens into a bright and airy hallway that immediately sets a welcoming tone. Conveniently located off the hall is a modern ground-floor WC, finished to a high standard.

The hallway leads through to the impressive lounge/dining room, an exceptionally spacious and versatile living area extending the full width of the property. Stylishly decorated in modern neutral tones, the room comfortably accommodates a large seating area as well as a dining table for up to six guests, making it ideal for both relaxation and entertaining.

The contemporary kitchen sits to the rear of the property and offers excellent workspace along with designated areas for all key appliances, including a dishwasher, washing machine, tumble dryer and fridge freezer. From the kitchen, a door opens into the conservatory, a charming additional living space flooded with natural light thanks to generous glazing and French doors leading out to the garden. This tranquil room offers a multitude of uses, from a breakfast space to a quiet reading area or a hobby room.



Upstairs, the home features three well-proportioned double bedrooms.

- Bedroom One is a bright double room benefiting from fitted wardrobes, providing excellent storage while still allowing space for a king sized bed and additional freestanding furniture.
- Bedroom Two, currently furnished with two single beds, is another generous double and includes its own built-in storage cupboard.
- Bedroom Three is also a double room, currently used as a study, showcasing its flexibility as a workspace, guest room or additional bedroom.

The first floor is completed by a modern family bathroom, beautifully finished and equipped with a stylish shower.

Externally, the property enjoys a fantastic low-maintenance rear garden. Recently upgraded with high-quality astroturf, it offers attractive, year-round use with minimal upkeep, perfect for busy households or those seeking a low-maintenance outdoor retreat.

This spacious and tastefully decorated home is ready to welcome its next owners, offering modern comfort, generous living spaces and excellent storage throughout.

Council Tax band: B

Tenure: Freehold

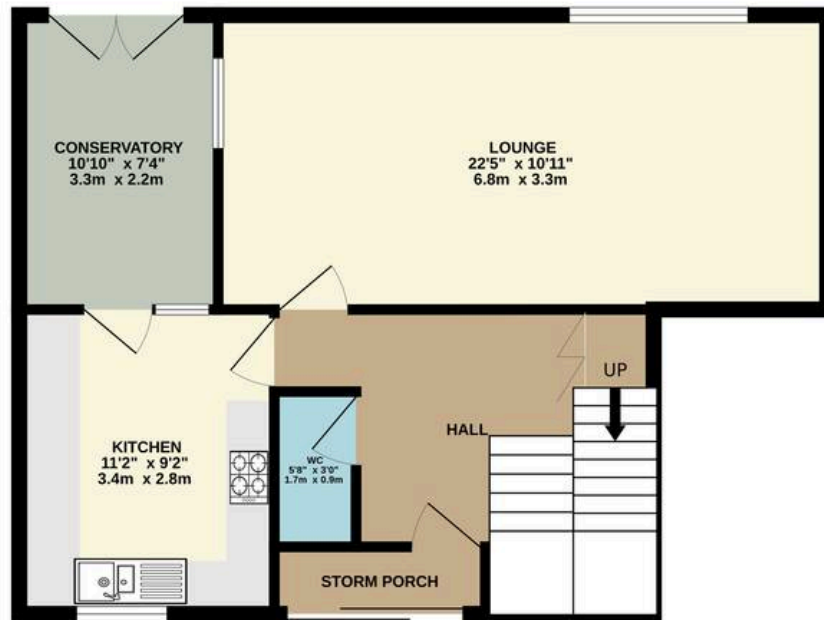
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

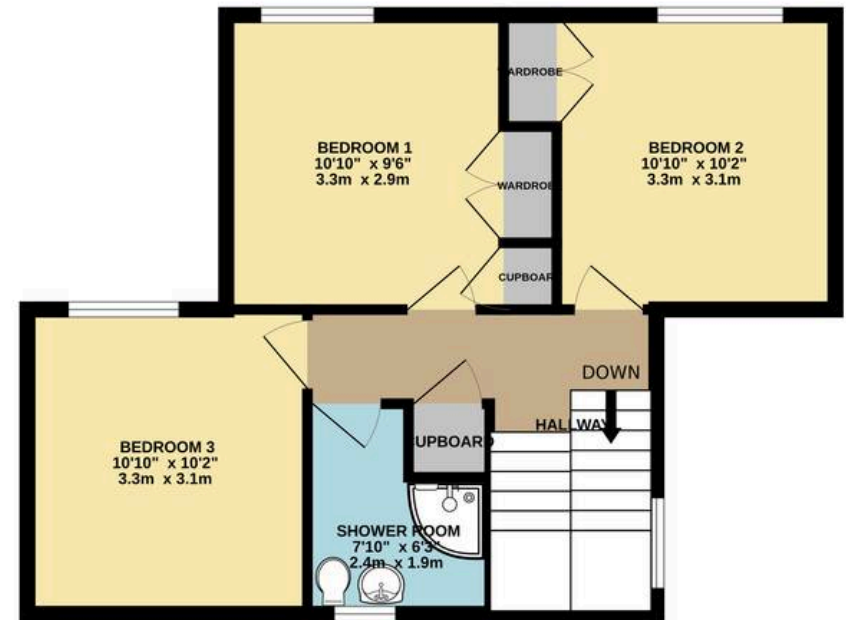




GROUND FLOOR



1ST FLOOR



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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