



60 Howatston Court, Livingston

Offers Over £240,000



60 Howatston Court

Livingston

Welcome to Howatston Court, a well presented three bedroom semi-detached home built by Barratt homes, offering a range of thoughtful improvements, practical living space and a flexible layout suited to modern family life. The property benefits from off-street parking directly outside the house, providing everyday convenience before stepping inside.

Entering the home, you walk into a practical hallway that creates a clear transition between the outdoors and the comfort of the interior, with porcelain tiling flowing through this space and into the main living areas to create a clean, cohesive feel.

To the left, you are welcomed into the lounge, a bright and comfortable room that enjoys a pleasant aspect and a generous layout for everyday living. The flooring has been upgraded with premium carpeting for warmth underfoot, while beneath it lies the same porcelain tiling found throughout the ground floor should a future owner prefer a different finish. This space also features a handy storage cupboard beneath the stairs, which has been thoughtfully illuminated and designed to offer excellent hidden storage while keeping the room feeling organised and tidy. The lounge then flows naturally through to the kitchen at the rear of the home.

The kitchen has been significantly refreshed, offering a bright and functional space with good cabinet storage and upgraded finishes including a full-height Portuguese country-style tiled splashback, bespoke feature shelving and a high-quality Grohe extendable tap. The porcelain tiling continues through this room, enhancing durability and ease of maintenance. From here, patio doors open directly out to the south - west facing rear garden, allowing natural light to pour into the room and offering a lovely connection between indoor and outdoor living.



Off the kitchen, you will also find a dedicated utility room which houses further storage and appliances, and from here you access the downstairs WC. This area has been cleverly designed with additional bespoke shelving and a high-end German-engineered fold-down baby changing unit, making excellent use of the available space. Heading upstairs, the first room on the left is the principal bedroom. This room has been thoughtfully enhanced with a converted cupboard that now serves as a mini walk-in wardrobe complete with shelving and lighting.

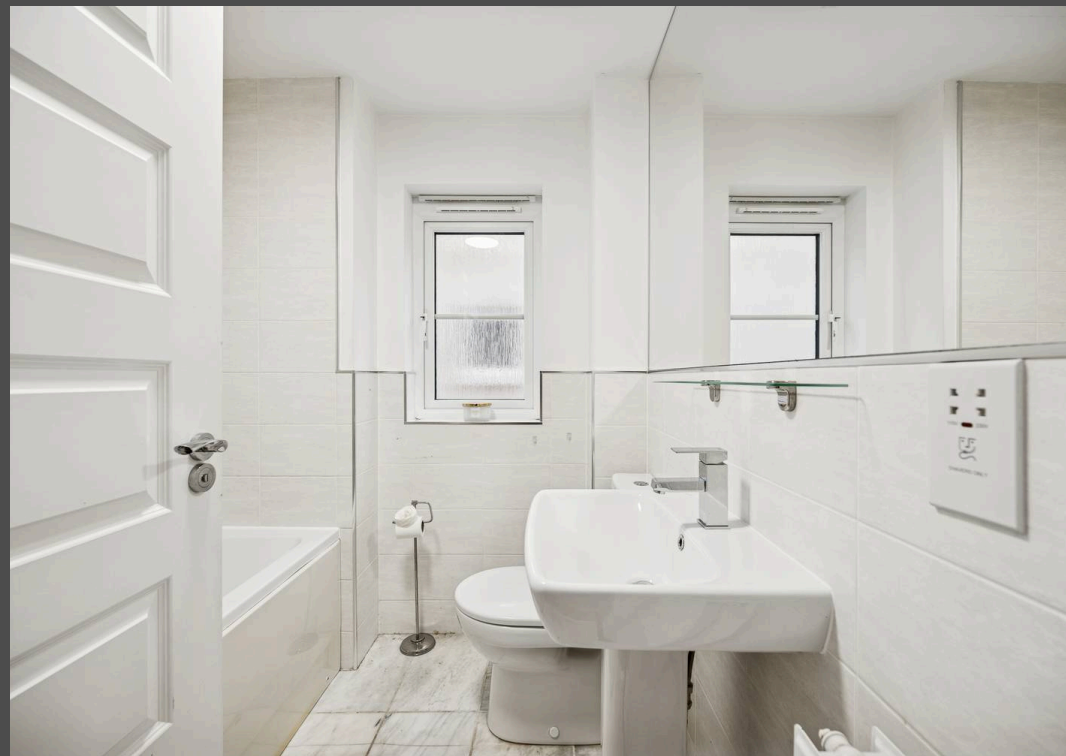
All three bedrooms benefit from solid oak flooring laid over a premium sound-dampening membrane, adding warmth, comfort and quality to the upper level.

Bedroom Two sits to the rear of the property and enjoys views overlooking the garden. This is a great-size double bedroom with excellent space for additional furniture, offering a comfortable and well-balanced layout. Bedroom Three is positioned next door and provides fantastic flexibility, ideal as a study, nursery, hobby room or home office while still benefiting from the same oak flooring and peaceful garden aspect.

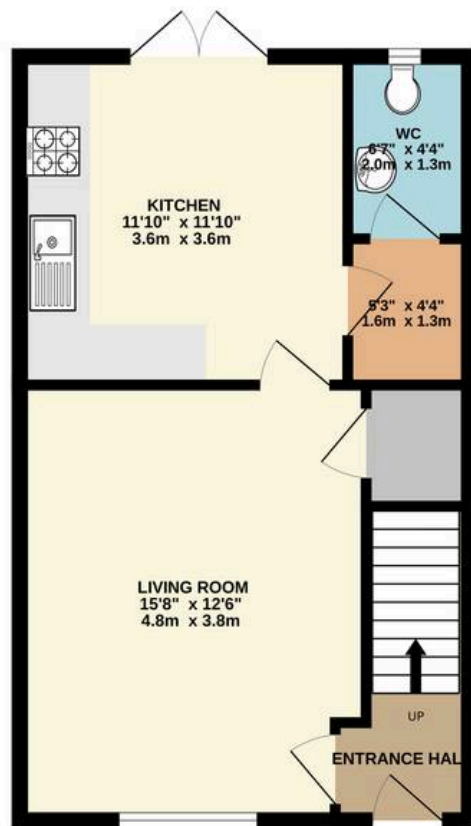
Along the hallway you reach the family bathroom which has been finished to a high standard with real marble tiling and a full mirrored wall that gives the room the feel of a boutique hotel. Additional built-in shelving and a modern suite complete the space.

The rear garden has been carefully re-engineered to create a level, low-maintenance haven. What was once a sloping area has been fully elevated and flattened, now offering artificial grass, porcelain paving and an attractive decked area ideal for seating. A premium outdoor awning provides welcome shade during summer months and defines a sheltered dining space. A particular highlight is the fully finished garden house measuring around 5m by 3.5m. This versatile structure has been completed to an impressive standard, fully plastered and painted inside, fitted with scratch-resistant flooring, electricity, internet connection, ceiling lighting, rear windows, weather-resistant cladding and external lighting. Whether needed as a home office, studio, gym or entertainment room, it is designed for year-round use and feels very much like an extension of the home.

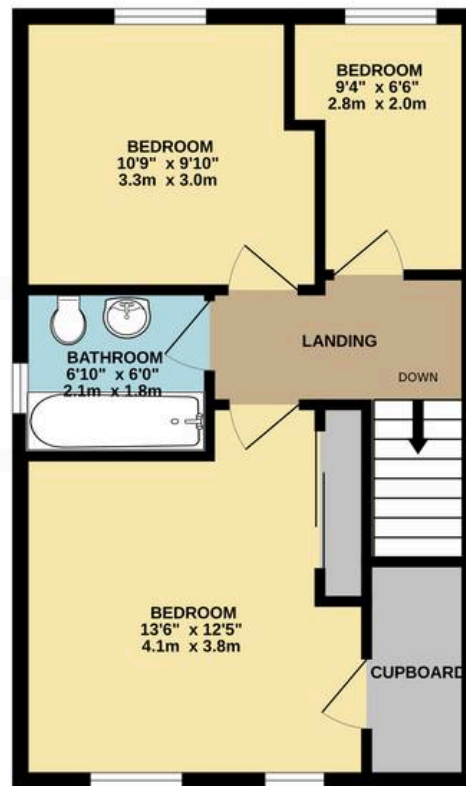




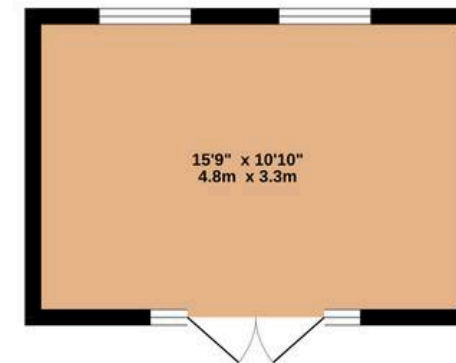
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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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