







This generously sized terraced home on Huron Avenue offers an excellent opportunity for families or those in need of both bedroom and office space. With its well-designed layout and versatile living areas, it provides the perfect balance of comfort and functionality. Lorna MacDonald and RE/MAX Property are delighted to present this fantastic three-bedroom property to the market.

Howden is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are within walking distance, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema and sports facilities available locally. Commuter links are good from this area, via Livingston North train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as do the local high schools.

#### **Front Garden**

The welcoming entrance is beautifully designed with decorative stones and a monoblock pathway leading to the steps and the front door. A wooden decking area at the front offers a perfect spot to sit and enjoy the surroundings. The garden is fully enclosed by a charming wooden fence, complete with a gated entrance.

#### **Entrance Hallway**

The inviting hallway is accessed through a partially glazed upvc door, allowing natural light to flow in. The decor begins with papered walls and carpet flooring. Two cupboards offer ample storage, while the area is completed with a downlight, a smoke detector, and power points.

#### **Lounge Diner**

22' 6" x 10' 5" (6.85m x 3.17m)

This spacious and well-lit room boasts neutral papered walls paired with sleek laminate flooring, creating a warm and inviting ambience. Large windows at both the front and rear allow natural light to fill the space, further enhanced by two ceiling lights for a bright and airy feel. Comfort is ensured with two radiators, while multiple power points and a smoke detector add practicality and peace of mind.



### Kitchen

10' 8" x 11' 8" (3.24m x 3.56m)

This well-appointed space is designed for both style and functionality, featuring an array of wall and floor-mounted units with sleek grey frontages, complemented by matching grey work surfaces and a crisp white tile splashback. The combination of papered walls and tile-effect vinyl flooring creates a cohesive aesthetic. Included in the sale are an under-counter oven, a four-ring electric hob, an integrated extractor hood, a tall fridge freezer, and a chest freezer, ensuring convenience for everyday living. There is also dedicated space for an under-counter washing machine. Natural light pours in through a rear window and a glazed uPVC door, further enhanced by a ceiling light for a bright and welcoming atmosphere. The sink area features a stainless steel sink and a half with a drainer and mixer tap. Additional practical touches include multiple power points and a radiator, completing this stylish and efficient space.

### Living Level Toilet

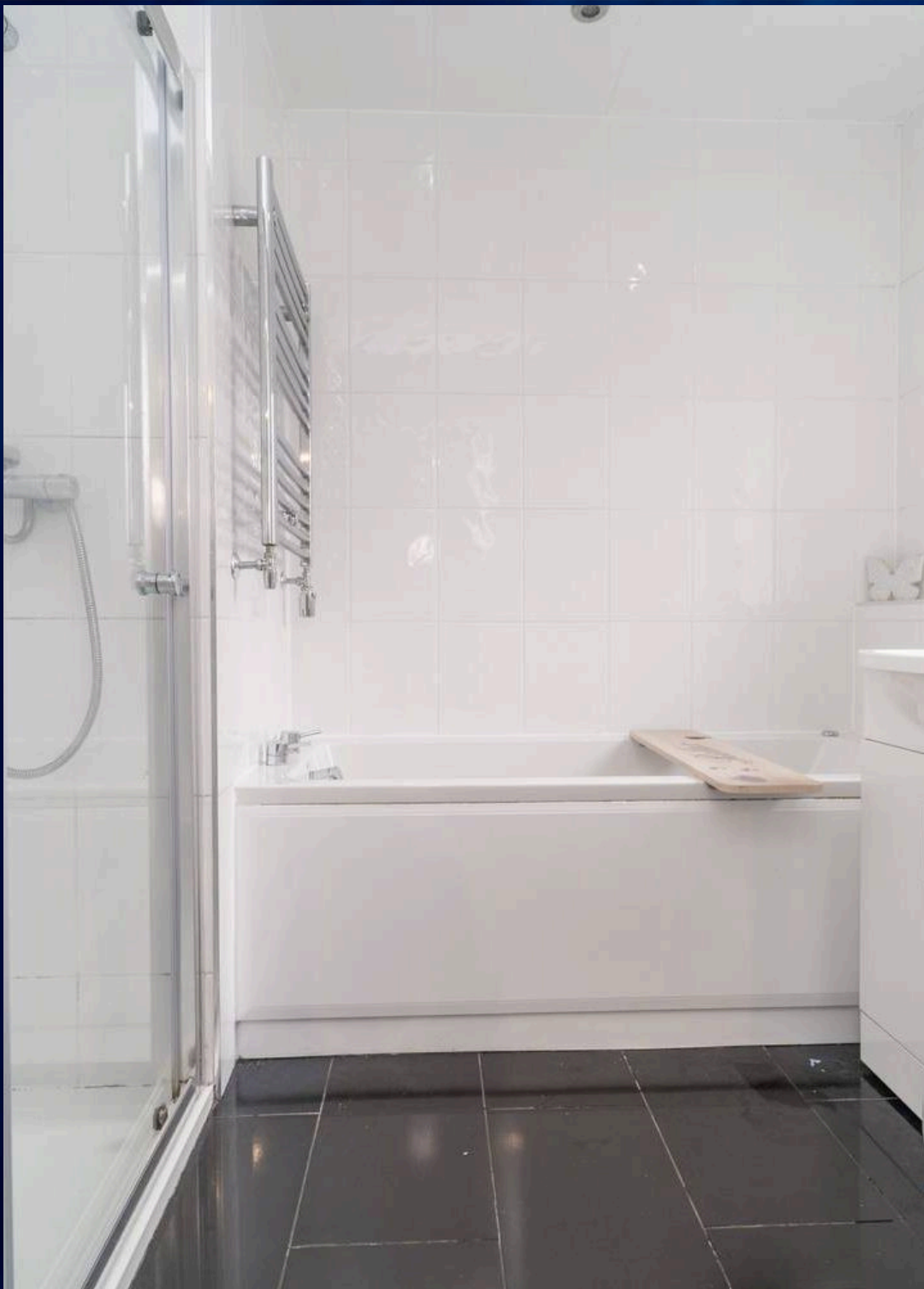
4' 6" x 2' 8" (1.36m x 0.82m)

An essential room for modern day living, which has been decorated with white painted walls and black tiled flooring. The suite comprises of a back to wall toilet and a corner vanity sink with tiled splashback. There is a ceiling light to finish off the room.

### Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by soft papered walls. The area includes two convenient shelved storage cupboards. Finishing touches include downlights, a smoke detector, and an attic hatch for easy access to additional storage.





### **Primary Bedroom**

10' 8" x 10' 0" (3.26m x 3.05m)

This charming room features papered walls, beautifully accented by a stylish feature wall and carpeted flooring. There are two wardrobes, one enclosed and one open, offering ample hanging and shelving space, enhancing the room's practicality. A rear facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

### **Bedroom Two**

10' 9" x 10' 2" (3.27m x 3.09m)

This lovely room is beautifully finished with white walls and carpeting, creating a calm and inviting atmosphere. A rear facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. A built in wardrobe provides hanging and shelving storage space. The room is finished with power points and a radiator.

### **Bedroom Three**

11' 6" x 6' 6" (3.50m x 1.98m)

This well appointed third bedroom features cream papered walls and carpet to the floor. A front facing window allows natural light into the space. A uilt in storage cupboard provides hanging space. Additional features include power points, a ceiling light, and a radiator.

### **Bathroom**

5' 11" x 6' 8" (1.81m x 2.02m)

This modern bathroom is finished in neutral tones, featuring black tiled flooring and white tiled walls, for a modern and easy-to-maintain finish. A front-facing window allows natural light to brighten the space, complemented by downlights. The suite includes a shower unit with a mains waterfall shower and hand held a shower, a jacuzzi bath, a back to wall toilet, and a built in vanity sink. A chrome towel radiator and an extractor fan complete this room.



### Rear Garden

This fantastic rear garden is thoughtfully designed for both style and functionality. It features a section of low maintenance artificial grass alongside an elevated paved area, perfect for outdoor seating and relaxation. The remaining space is beautifully enhanced with decorative stones and a paved pathway, adding character and charm. A garden shed, included in the sale, offers convenient storage for tools and outdoor essentials. Fully enclosed with fencing on all sides, the garden ensures privacy and security, while a rear access gate provides added convenience. Whether you're unwinding in the fresh air or entertaining guests, this inviting outdoor retreat is the perfect space to enjoy at any time of day.

### Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

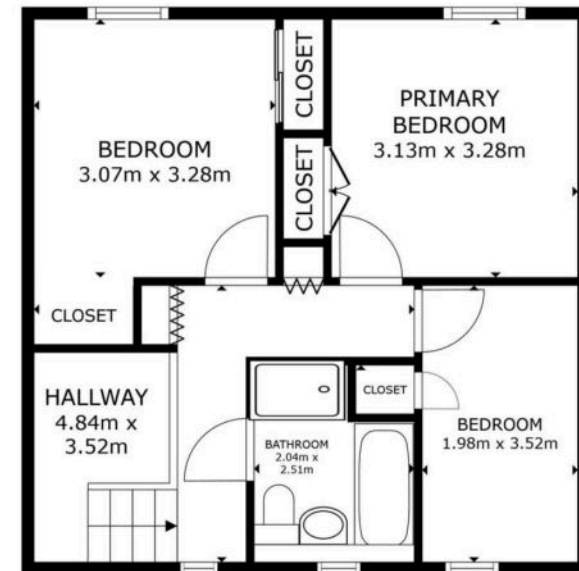




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 46.0 m<sup>2</sup> FLOOR 2 47.7 m<sup>2</sup>  
TOTAL: 93.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

FLOOR 1 46.0 m<sup>2</sup> FLOOR 2 47.7 m<sup>2</sup>  
TOTAL: 93.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.