





This generously sized terraced home on Nelson 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 designed with decorative stones and a paved pathway leading to the steps and the front door. An external cupboard provides storage space. The garden is fully enclosed by a wooden fence, complete with a gated entrance.

Entrance Hallway

The inviting hallway is accessed through a partially glazed composite door, allowing natural light to flow in. The decor begins with white painted walls and laminate flooring. Two cupboards offer ample storage, while the area is completed with a ceiling light, a smoke detector, a radiator and power points.

Lounge Diner

22' 6" x 10' 4" (6.85m x 3.14m)

This spacious and well lit room boasts white painted walls and a papered wall, 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 power points add practicality.

Kitchen

10' 8" x 11' 9" (3.25m x 3.58m)

This well appointed space is designed for both style and functionality, featuring an array of wall and floor mounted units with cream frontages, complemented by grey and black granite work surfaces, grey metro tile and red acrylic splashbacks. The combination of grey wood panelled walls and grey wood effect laminate flooring creates a cohesive aesthetic. Included in the sale are an eye level oven, a four-ring electric hob and a stainless steel extractor hood, ensuring convenience for everyday living. There is also dedicated space for an under-counter washing machine, dishwasher and a tall fridge freezer. Natural light pours in through a rear window and a part glazed composite door, further enhanced by a ceiling light for a bright and welcoming atmosphere. The sink area features a belfast sink with a drainer and mixer tap. Additional practical touches include multiple power points and under unit lighting, completing this stylish and efficient space.

Living Level Toilet

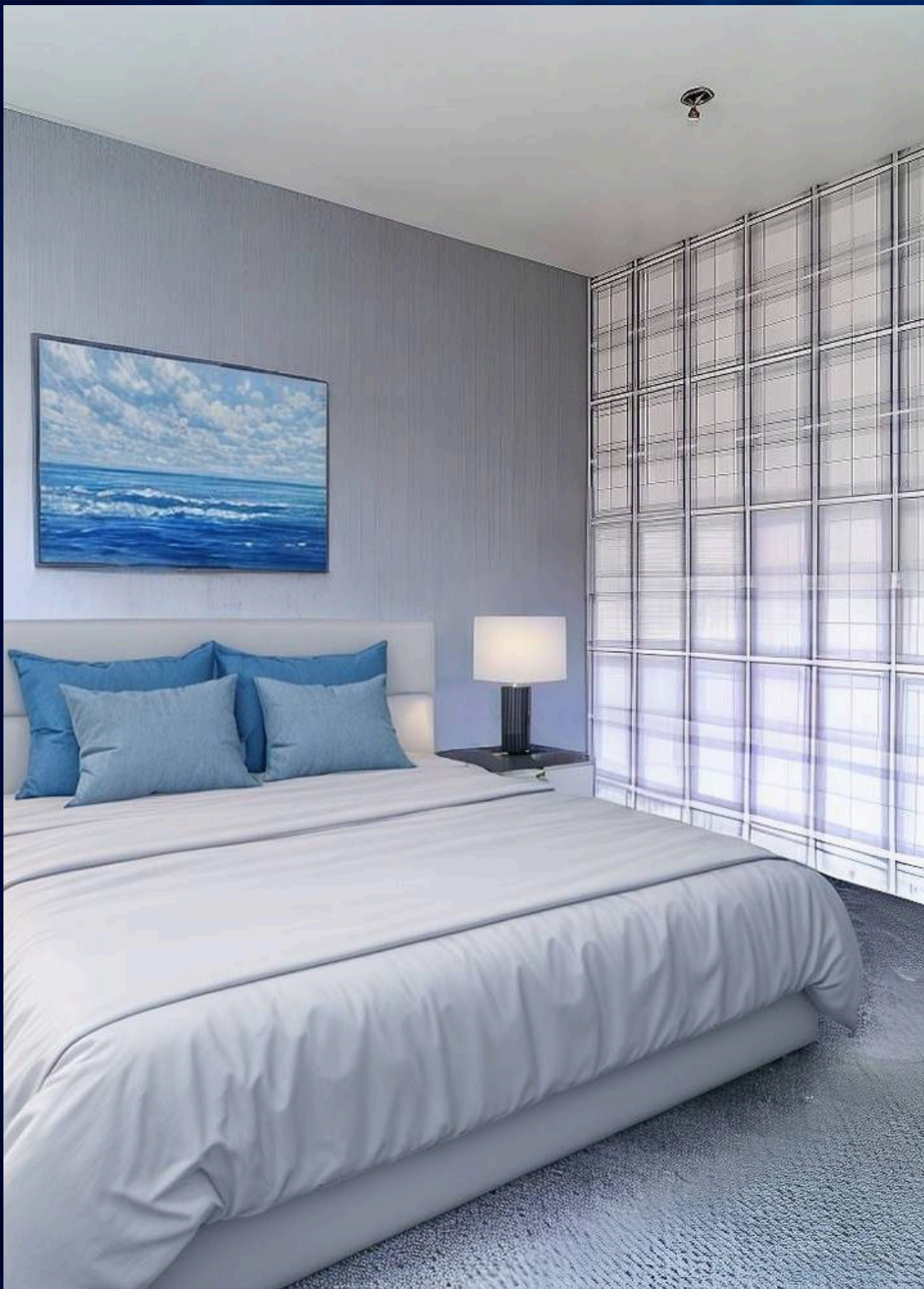
4' 2" x 2' 10" (1.27m x 0.86m)

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

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls. The area includes three convenient storage cupboards. A window to the front allows natural light into the area. Finishing touches include three ceiling lights, a smoke detector, and an attic hatch for easy access to additional storage.





Primary Bedroom

10' 8" x 10' 0" (3.26m x 3.06m)

This charming room features white walls and carpeted flooring. There are two wardrobe spaces, open, offering potential to create storage areas. 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' 8" x 10' 1" (3.24m x 3.08m)

This lovely room is beautifully finished with a white painted wall and three papered walls, and carpeting, creating an inviting atmosphere. A rear facing window fills the space with natural light, further enhanced by downlights 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' 7" x 6' 6" (3.53m x 1.99m)

This well appointed third bedroom features magnolia painted walls, a papered wall, and carpet to the floor. A front facing window allows natural light into the space. Additional features include power points, a ceiling light, and a radiator.

Shower Room

5' 10" x 6' 6" (1.79m x 1.98m)

This modern bathroom is finished in neutral tones, featuring cream tiled flooring and 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 close coupled toilet, and a white gloss 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 a 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. 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

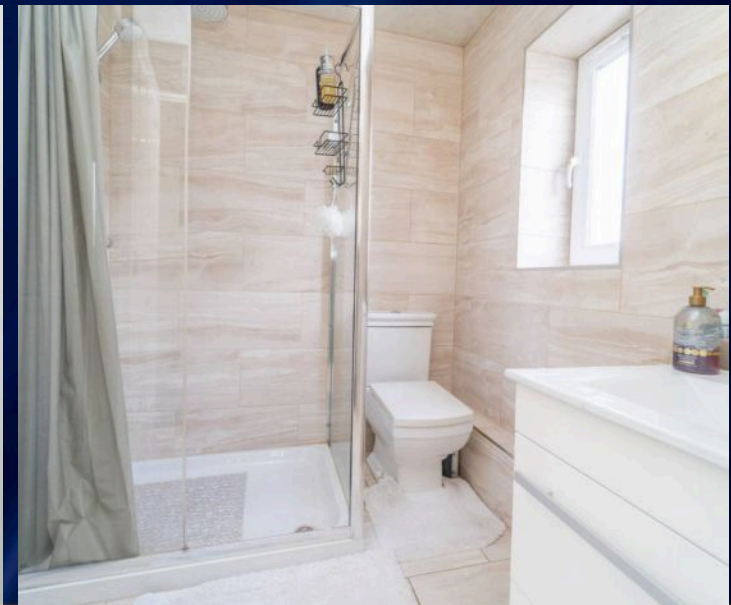
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

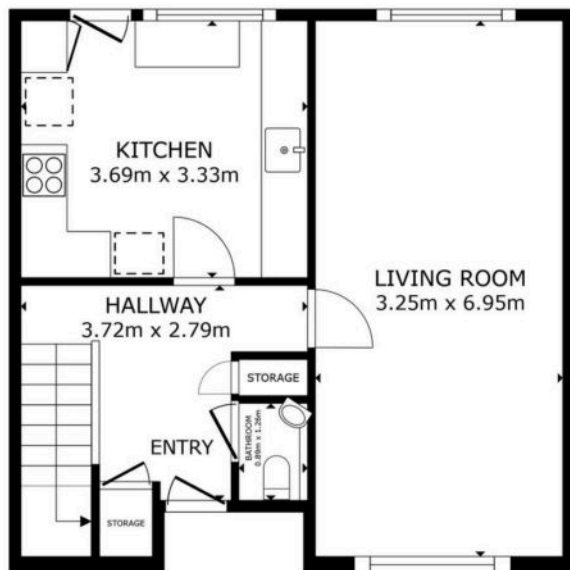
OFFERS

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 47.4 m² FLOOR 2 41.6 m²
EXCLUDED AREAS : BEDROOM 7.4 m²
TOTAL : 68.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 47.4 m² FLOOR 2 41.6 m²
EXCLUDED AREAS : BEDROOM 7.4 m²
TOTAL : 68.9 m²

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.