



RE/MAX Property



37/3 Columbia Avenue, Livingston, West Lothian, EH54 6PR



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****A Wonderful Ground Floor Apartment with Residents Parking****

This charming ground floor apartment enjoys an excellent location, close to the River Almond with its many walking routes and nearby amenities. The property is beautifully maintained and presented by its current owners. Sharon Campbell and RE/MAX Property are delighted to bring this one-bedroom home to the market.

Accommodation comprises:

- Entrance Hallway
 - Lounge
- Dining Kitchen
 - Bedroom
 - Bathroom
 - Parking

The property is ideally situated in central Livingston, within walking distance of The Centre and Livingston Designer Outlet, which offer a wide range of facilities including shops, supermarkets, bars, restaurants, a cinema, leisure and sports amenities, as well as banks and professional services.

Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible.

Local leisure options include the Deer Park Country Club and Golf Course (a 10-minute drive), Howden Park, and a variety of scenic walks in the surrounding countryside. The area is also well served by nursery, primary, and secondary schools.

Entrance Hall

Accessed through a communal main door entry, which is well maintained. This ground floor property is inviting and offers a practical vestibule with tiled flooring, ideal for leaving coats and shoes. Freshly painted white walls keep the space light, while a ceiling pendant adds a welcoming touch.

Hallway

Finished with wood effect laminate flooring and neutrally painted walls, the modern décor begins. An integrated cupboard provides useful storage. Other features include a radiator, power points, an intercom entry system, a ceiling light and smoke detector.

Lounge

4.125m x 3.670m (13'06" x 12'00")

Currently used as a spacious bedroom, this room is bright and airy. Decorated with wooden laminate flooring and white painted walls, complemented by a bold navy-blue feature wall. A ceiling light and electric radiator provide comfort, while four large windows fill the room with natural light and overlook the front of the property. Power points are included.

Double Bedroom

3.664m x 3.028m (12'00" x 09'11")

A well-proportioned room, which is currently used as a lounge. Finished with carpeted flooring and neutral painted walls, the modern décor continues. A triple built-in wardrobe providing excellent storage. A ceiling light, an electric radiator and power points are provided.

Kitchen

3.131m x 2.987m (10'04" x 09'10")

This practical room is fitted with several wood effect base and wall units. Decorated with a tiled splashbacks, neutrally painted walls with a chalk board section and laminate to the floor, which flows seamlessly from the hallway. A stainless-steel sink with mixer tap and drainer sits beneath a double window overlooking the rear of the property, allowing in plenty of natural light. Appliances include an electric four ring hob with oven and cooker hood, which will be included in the sale. There is space for a washing machine and upright fridge-freezer. There is space for a table and chairs, that can be included in the sale. Also benefitting from power points, an electric radiator, a ceiling mounted light and a heat detector.

Bathroom

2.422m x 1.927m (07'11" x 06'04")

A refreshing space to get ready for the day. Finished with vinyl flooring, neutrally painted walls and tiled splashbacks. The white suite includes a bath with wall mounted shower, back to wall toilet and a vanity sink set above a storage unit. A storage cupboard houses the water tank. Additional features include a ceiling light, an extractor fan, a shaver socket, a glazed window to the front providing natural light and privacy.



Additional Items

Tenure: Freehold. Council Tax Band: C. Featpr Fee- £80 for Ross & Liddell

All fitted floor coverings, window blinds, ceiling lights, and mentioned kitchen items 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555.

INTEREST

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

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

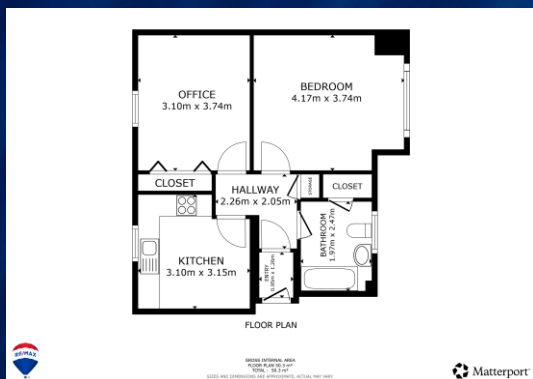
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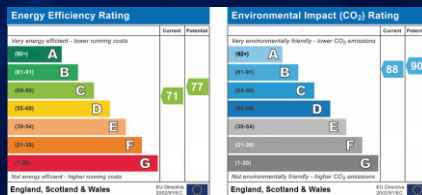
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