



## **Livingston | Granby Avenue | Offers Over £160,000**

Perfect for families or first-time buyers, offering spacious living comforts, and unbeatable convenience near schools and amenities.





Welcome to 4 Granby Avenue, a delightful, terraced home nestled in the heart of Howden, Livingston. This residence presents a fantastic opportunity for families and first-time buyers seeking a family home within a stone's throw of local schools, the bustling town centre, and seamless motorway connections.

Boasting three well-proportioned bedrooms, two bathrooms and an array of storage solutions, this superb house is designed with family life in mind. Upon entering, the hallway directs you to the heart of the home, a spacious dual-aspect lounge/diner graced with an archway that seamlessly delineates relaxation and dining zones. The living area, with its inviting electric fire, laminate flooring, and ample space for a large dining table, becomes an ideal setting for both cosy evenings and lively gatherings.

The practical kitchen awaits with its generous worktop space, an assortment of base and wall units, and room for casual dining, while a door conveniently opens out to the low-maintenance, fully enclosed rear garden, complete with a handy garden shed.



A practical cloakroom featuring a WC and sink complements the ground floor, while the staircase ascends to the airy upper landing. Here you'll discover three bedrooms; two sizeable doubles with fitted wardrobes and a generous single, all served by a wet room styled with wet wall panelling in the shower area.

The property is warmed by efficient gas central heating and features double-glazing throughout, providing a comfortable and cosy environment all year round. Having been lovingly owned by the current family for 50 years, 4 Granby Avenue is now ready to welcome its new owners and create new memories.

Extras: Floor coverings, window fittings, light fittings, integrated oven, hob, dishwasher, electric fire and the garden shed (no warranty)





Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

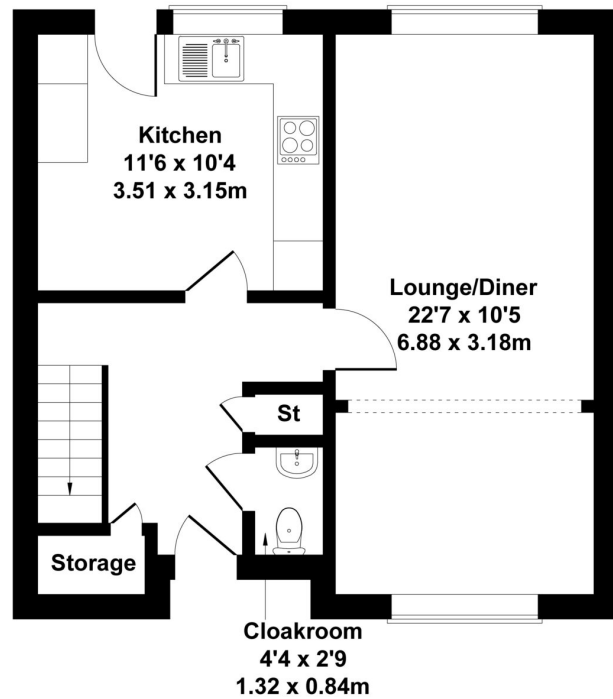
The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



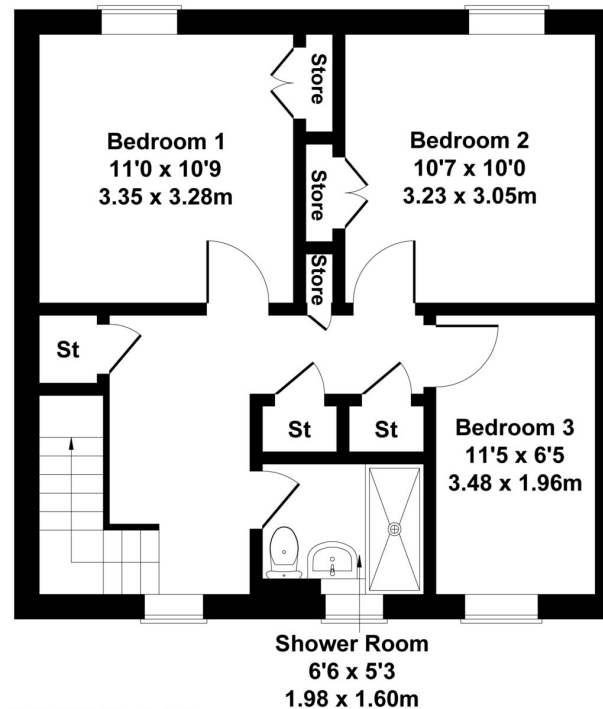


## 4 Granby Avenue, Livingston

Approximate Gross Internal Area  
1000 sq ft - 93 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**



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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.