



133 Nelson Avenue, Livingston

Offers Over £165,000



RE/MAX
Estate



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Livingston, Livingston

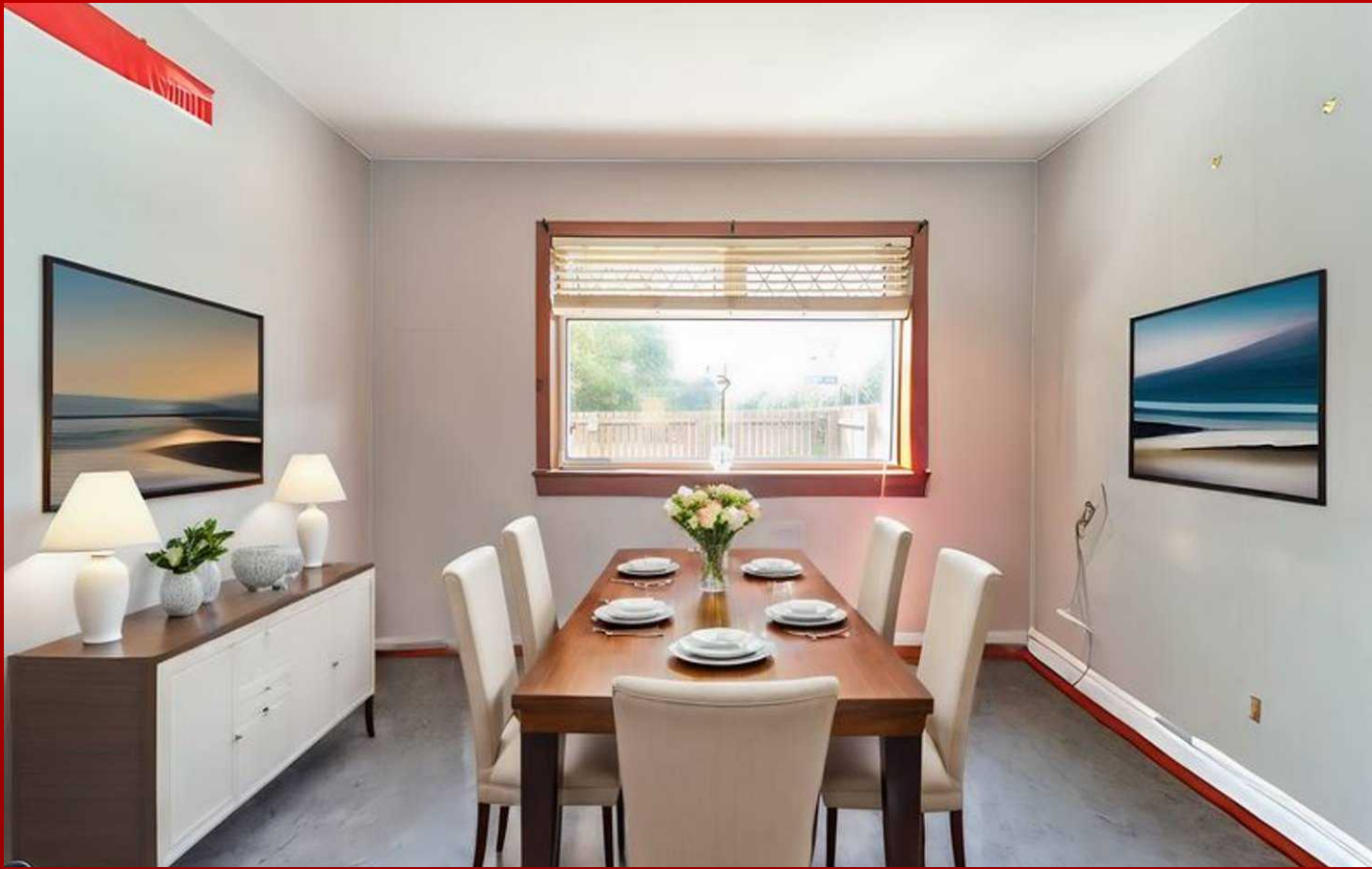
Carol Lawton and RE/MAX Estates present this Beautiful 3-bed end-terraced family home on sought-after Nelson Ave in Howden, Livingston. Spacious, bright, modern, with charming garden. Ideal for families. Freehold. Council Tax Band B. Move-in ready!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Hallway

11' 4" x 6' 6" (3.46m x 1.98m)

Warm and welcoming hallway featuring a half-glazed UPVC door, central light fixture, and radiator for comfort. The hallway boasts durable vinyl flooring and provides access to the lounge, kitchen, upper level, and cloakroom W/C. Additionally, it includes two large storage cupboards, offering ample storage space for your convenience.

Cloakroom WC

4' 3" x 2' 9" (1.29m x 0.83m)

Convenient and spacious cloakroom featuring a modern sink, wet walls, and easy-to-clean vinyl flooring. This well-appointed W/C is both practical and stylish, offering a comfortable and contemporary space.

Lounge

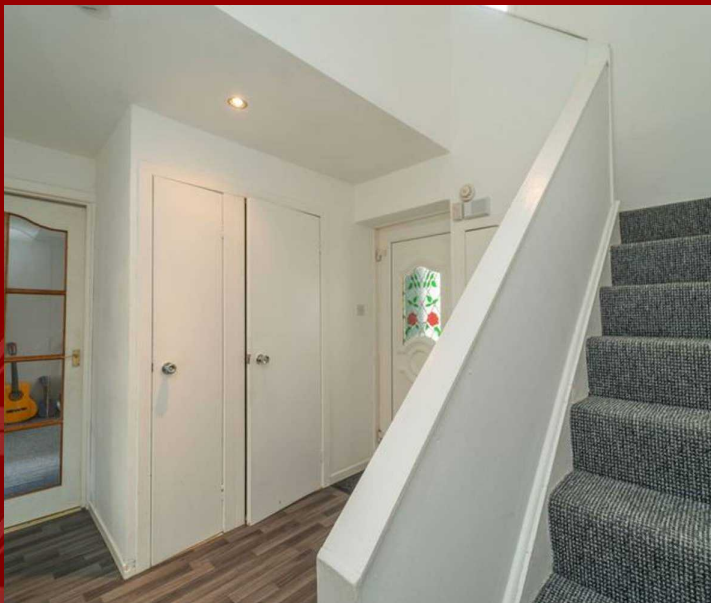
14' 10" x 10' 5" (4.52m x 3.18m)

Spacious and inviting lounge featuring an open-plan design that seamlessly connects to the dining area. This bright and airy space boasts front-facing windows that allow natural light to flood in, enhancing the warm ambiance. The lounge is equipped with a radiator for added comfort and is finished with plush carpet flooring and a central light fixture, creating a cozy and stylish atmosphere.

Dining Room

10' 4" x 7' 5" (3.16m x 2.25m)

The dining room, currently utilized as a games room, offers a bright and spacious environment with a rear-facing window that brings in plenty of natural light. This versatile space features carpet flooring, a radiator for comfort, and a central light fixture, making it an inviting and functional area for various activities.





Kitchen / Breakfast

11' 8" x 10' 9" (3.56m x 3.27m)

The kitchen is designed for both functionality and style, featuring an abundance of storage options and bathed in natural light from the ceiling-to-floor patio doors. It includes a stainless steel sink with a mixer tap, complemented by splashback tiling and easy-to-maintain vinyl flooring. The kitchen comes equipped with a freestanding electric cooker, washing machine, and fridge freezer, all gifted by the current vendor without guarantees. Additionally, center spotlights provide ample illumination, making this a bright and welcoming space.

Stairs & Landing

Spacious staircase and landing area featuring a front-facing window that fills the space with natural light. This area is fitted with a central light fixture and carpet flooring, providing access to all three bedrooms and the bathroom. It also includes three large storage cupboards and access to the attic, offering plenty of additional storage options.

Bedroom One

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

Bedroom one is a generously sized room with ample space for a double bed and free-standing furniture. It features a rear-facing window that offers a pleasant view, double wardrobes for plenty of storage, a central light fixture, and stylish laminate flooring.





Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom two offers ample space for a double bed and includes a fitted wardrobe for convenient storage. It features laminate flooring, a rear-view window, and a central light fixture, creating a bright and comfortable atmosphere.

Bedroom Three

11' 4" x 6' 6" (3.46m x 1.98m)

Bedroom three is a well-sized single room featuring a front-view window, laminate flooring, and a central light fixture. It provides ample space for free-standing furniture, making it a versatile and inviting space.

Bathroom

8' 3" x 6' 7" (2.52m x 2.01m)

The bathroom features a sleek, modern design with a mains-powered shower over the bathtub, complemented by a stylish chrome heated towel rail. The walls are fully fitted with waterproof wet wall panels, while durable vinyl flooring adds both practicality and comfort. A contemporary ceramic sink with a mixer tap and a WC complete the space. Natural light fills the room through a front-facing window, creating a bright and welcoming atmosphere.

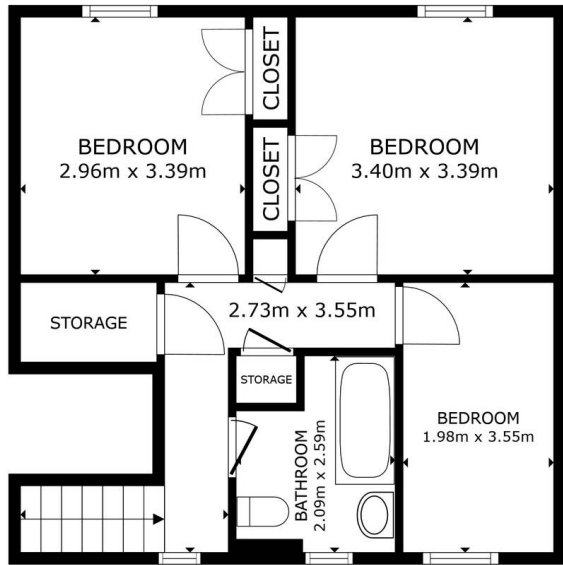




GARDEN

The fully enclosed rear garden offers a perfect blend of relaxation and outdoor enjoyment. It features a spacious decked area, a well-maintained lawn, and a charming chipped seating area complete with a pergola, providing a lovely spot for outdoor dining or relaxation

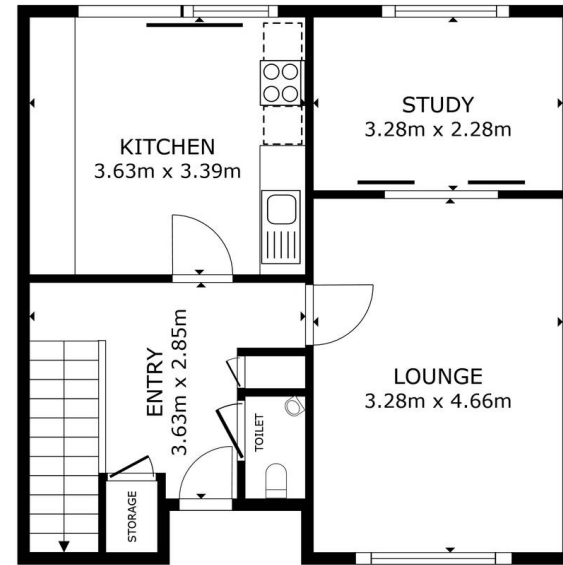




FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 48.0 m² FLOOR 2 46.3 m²
 TOTAL: 94.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 48.0 m² FLOOR 2 46.3 m²
 TOTAL: 94.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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