



63 Fergus Avenue, Livingston

Offers Over £174,000

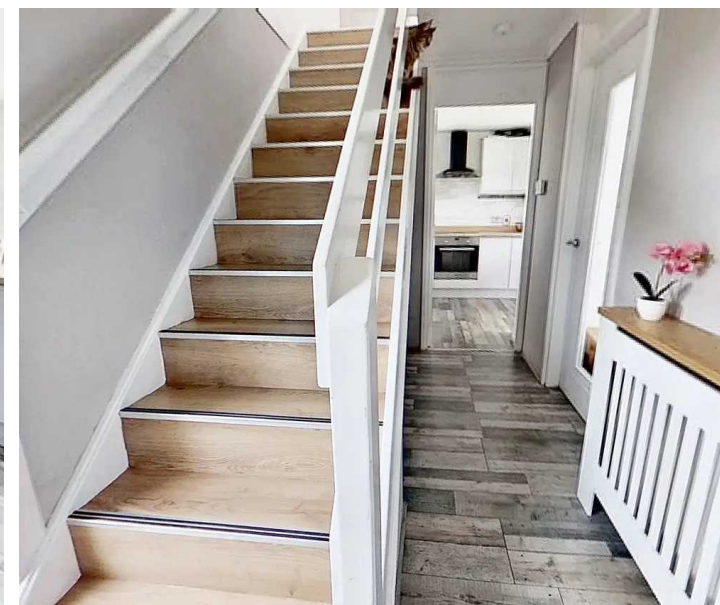
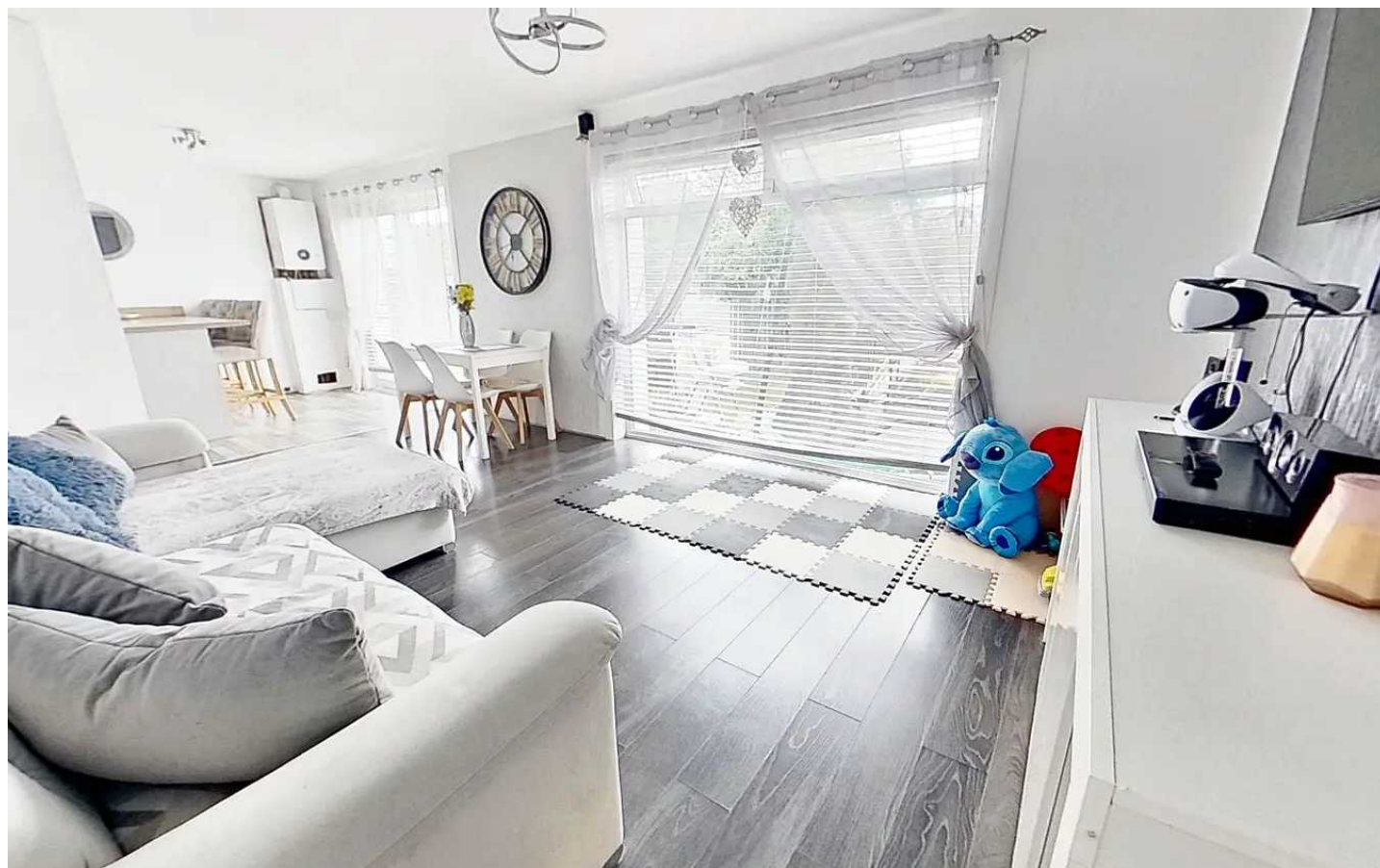


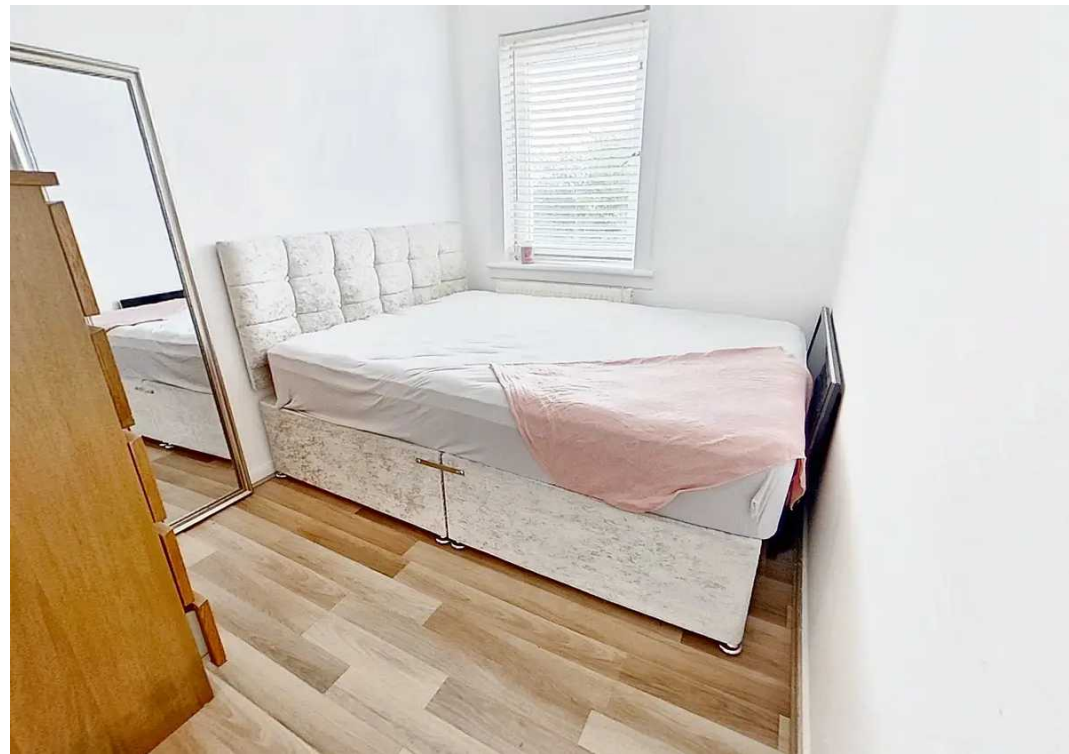
63 Fergus Avenue

Livingston, Livingston

Tenure: Freehold

- Three Double Bedrooms
- Open Plan Fitted Kitchen/Dining/Living Room
- Recently installed combi gas central boiler
- External Insulation
- Ample adjacent parking
- Close to Livingston North Train Station
- Close to schools
- Close to St. John's Hospital





Hall

Access through UPVC/opaque door glazed door with glazed side panel into welcoming hallway. Large walk-in storage cupboard with shelf, hanging rail and coat hooks. Two small cupboards, one housing electric switchgear. Quality laminate through hall and kitchen/dining area. Laminate staircase and upper landing. Radiator with cover.

Open Plan Kitchen/Dining/Living Room

25' 9" x 17' 8" (7.85m x 5.38m)

Recently upgraded kitchen fitted with base and wall mounted units, induction hob, electric fan assisted oven, cooker hood, integrated fridge/freezer, stainless steel sink, side drainer and pull out mixer tap, complementary worktops including breakfast bar. Front and rear facing windows and patio doors with wood effect venetian blinds. Wall mounted recently installed combi gas central heating boiler. Radiator with cover, laminate flooring.

Upper Landing

New doors to bedrooms and bathroom. Two cupboards, one over stair. Front facing window. Hatch to insulated loft. 3-way spotlights.

Bedroom One

14' 7" x 8' 8" (4.44m x 2.64m)

Rear facing window with wood effect venetian blind and offering open views over to the Pentland Hills. Two fitted cupboards, one with shelves and one with hanging rail. Laminate flooring, radiator.

Bedroom Two

11' 5" x 31' 10" (3.47m x 9.70m)

Second double bedroom with rear facing window and venetian blind, again offering open views. Laminate flooring, radiator.

Bedroom

11' 5" x 7' 1" (3.47m x 2.17m)

Third double bedroom with rear facing window and venetian blind, again offering open views. Laminate flooring, radiator.

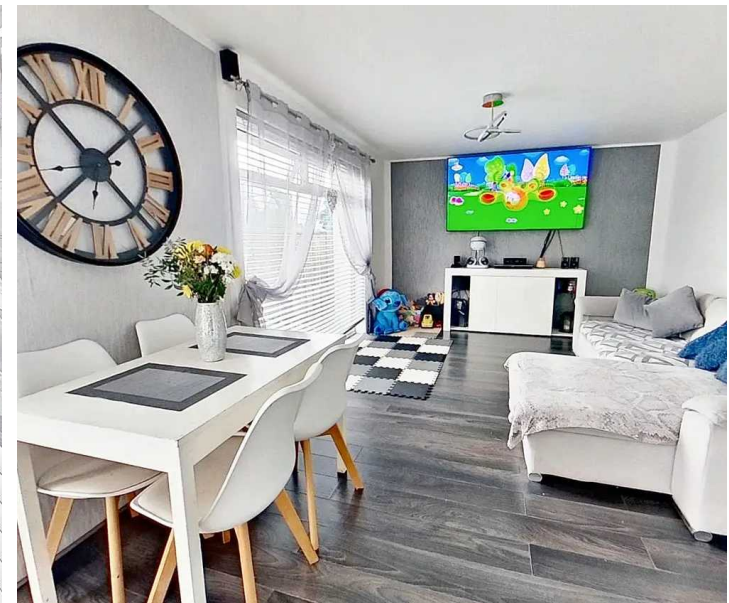
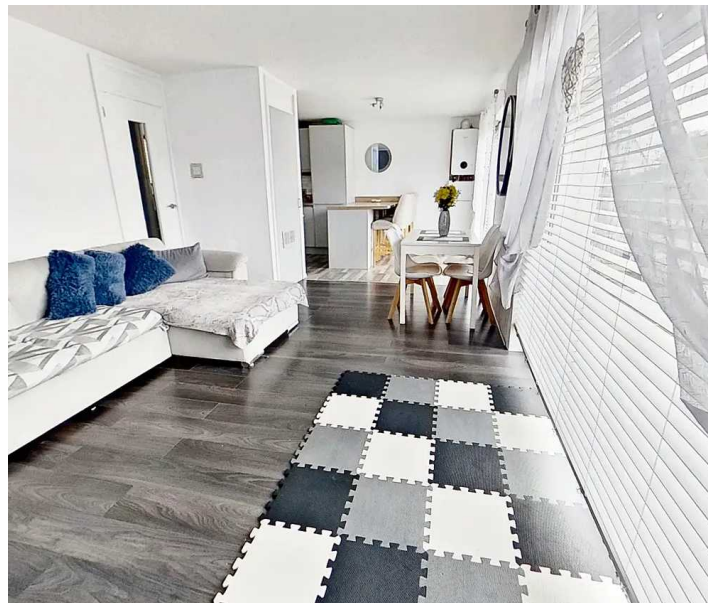


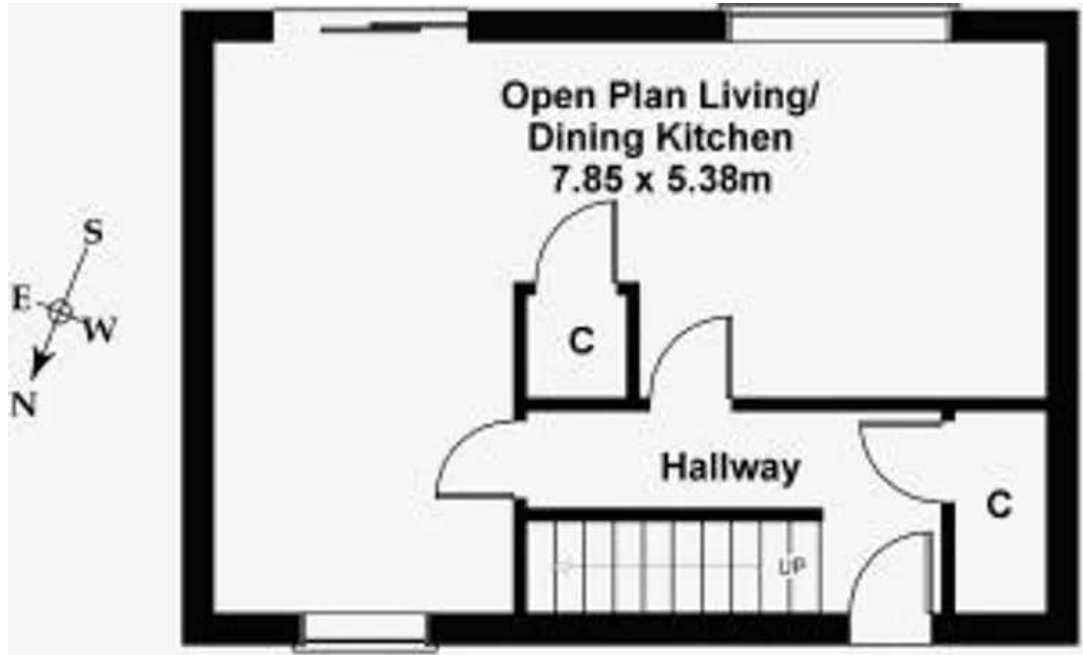
GARDEN

Fully enclosed rear garden laid to grass and with large patio area.

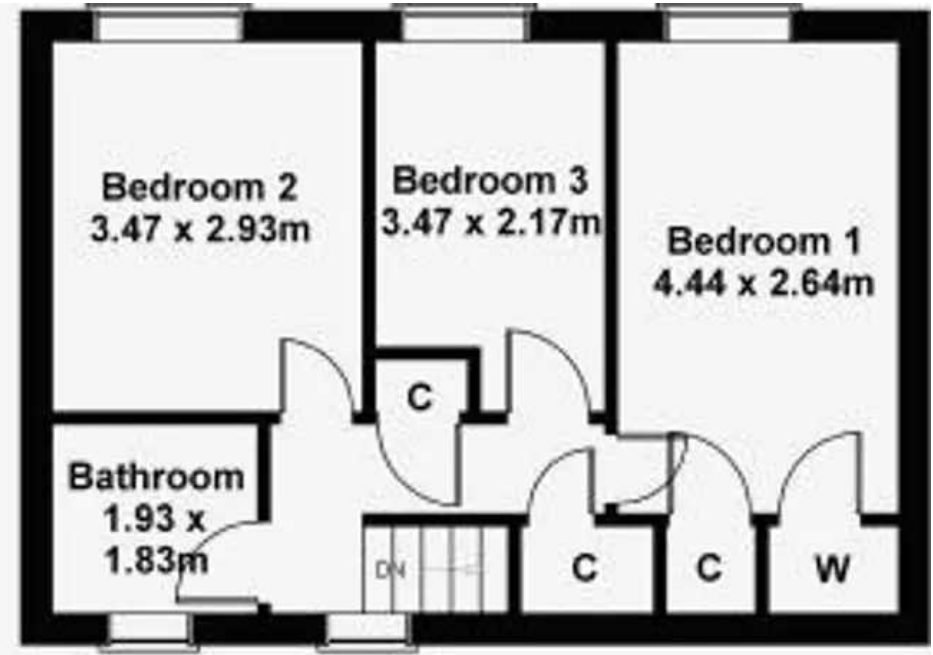
ON STREET

Ample adjacent on street parking.





GROUND FLOOR



FIRST FLOOR



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