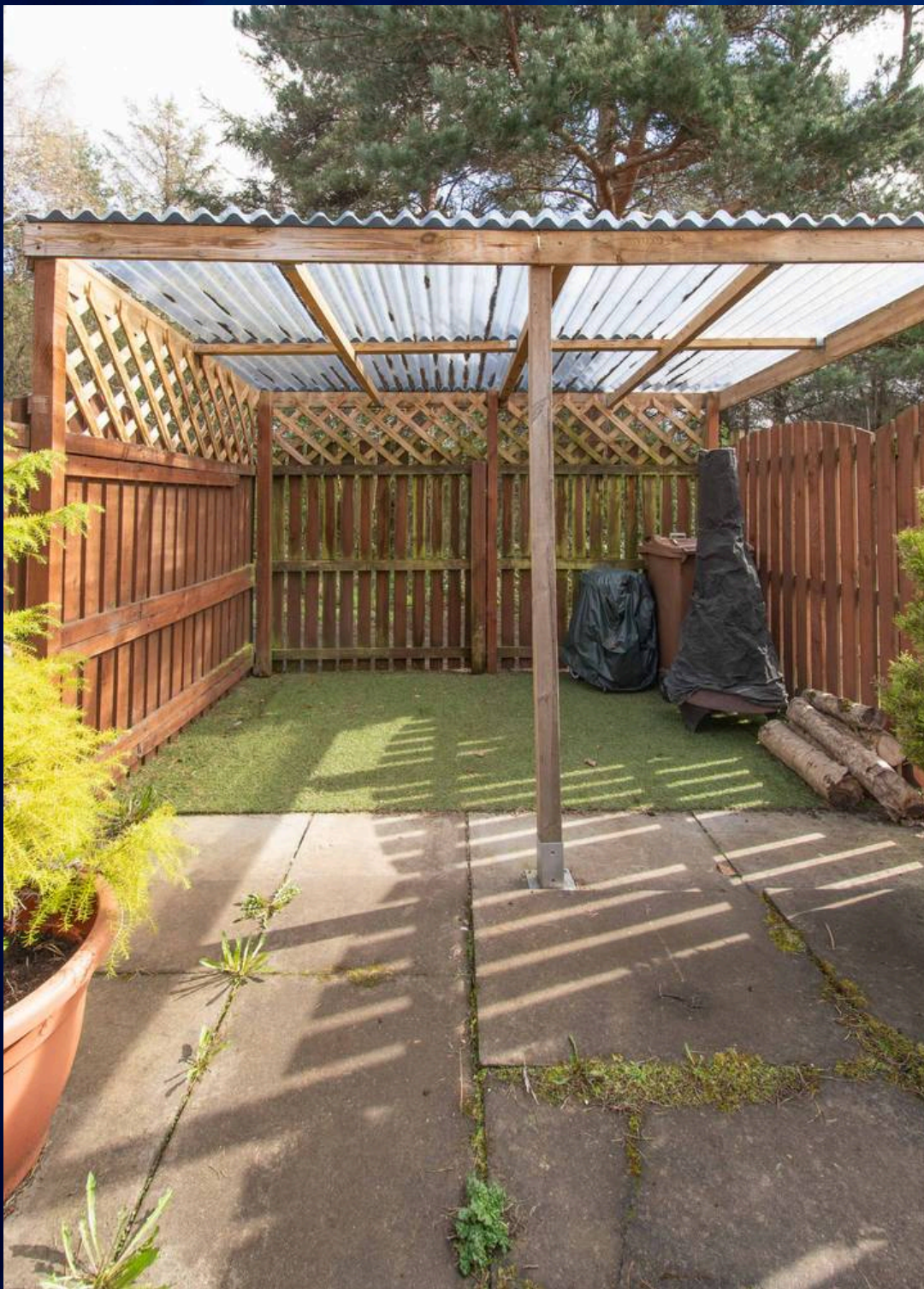




REMAX
Property

16 Huntly Avenue, Deans
Offers Over £159,000



Derrick Mooney & RE/MAX Property are delighted to welcome you to this beautiful three-bedroom mid terraced home, ideally located at 16 Huntly Avenue, Deans, Livingston. This is a highly sought after area, perfect for families.

Step inside and you are immediately greeted by a recently fitted stunning designer kitchen, finished to a high standard and perfect for both everyday living and entertaining. The property also boasts a sleek modern bathroom, offering a fresh and contemporary feel.

The home offers three well-proportioned bedrooms, giving flexibility for growing families, home working or additional storage and hobby space. The living areas are bright, spacious and welcoming, making it easy to relax or host guests.

This property is truly move in ready and has been thoughtfully upgraded throughout to combine modern style with everyday comfort.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies 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 railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Lounge Dining Room

16' 11" x 10' 5" (5.15m x 3.17m)

A bright and spacious lounge/diner finished with grey laminate flooring and stylish panelled walls in a modern blue and cream colour scheme, complemented by a feature wall. Patio doors to the front garden allow for an abundance of natural light and create a seamless indoor-outdoor feel. The room also offers ample space for a dining area, making it ideal for both relaxing and entertaining. The south west facing garden further enhances the light throughout the day.

Kitchen

10' 6" x 8' 10" (3.20m x 2.68m)

A modern and stylish kitchen finished with grey laminate flooring and fresh white décor. The space features sleek white cabinets, grey marble effect worktops and an integrated oven with chrome tap and sink. A front facing window provides natural light, while the layout offers good storage and workspace. The boiler is also conveniently located within the kitchen.

WC

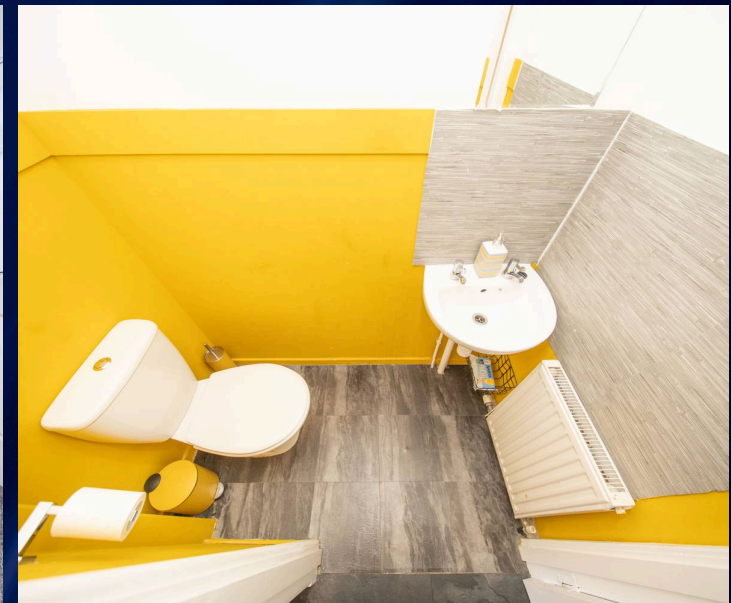
5' 1" x 2' 9" (1.56m x 0.85m)

A convenient downstairs WC finished with grey laminate flooring and a bright yellow and white colour scheme. The space includes a standalone sink and is ideal for everyday use.

Double Bedroom

14' 3" x 10' 4" (4.34m x 3.16m)

A spacious main bedroom finished with soft grey carpet and neutral cream décor, complemented by a green feature wall. A front facing window allows for plenty of natural light, while a built-in storage cupboard adds practicality to this well-proportioned room..





Family Bathroom

6' 2" x 6' 1" (1.89m x 1.85m)

A modern and compact bathroom featuring a bath with overhead shower and glass screen. Finished with stylish splashback wall panels and dark tiled flooring. The room includes a wash hand basin with storage, WC and a frosted window allowing for natural light.

Double Bedroom

11' 7" x 8' 1" (3.53m x 2.46m)

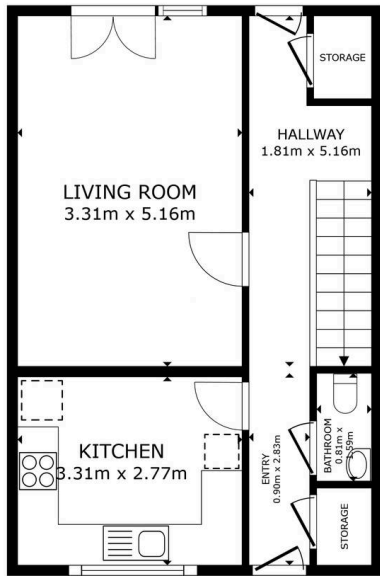
A well-proportioned double bedroom finished with grey carpet and a mix of purple and white décor. A rear facing window provides good natural light, making this a bright and comfortable space with ample room for a double bed.

Bedroom/Office

8' 4" x 7' 10" (2.55m x 2.40m)

A comfortable single bedroom with a rear facing window allowing for natural light. The room features a mix of purple and white décor and includes a radiator. Ideal as a child's room, home office or additional storage space.

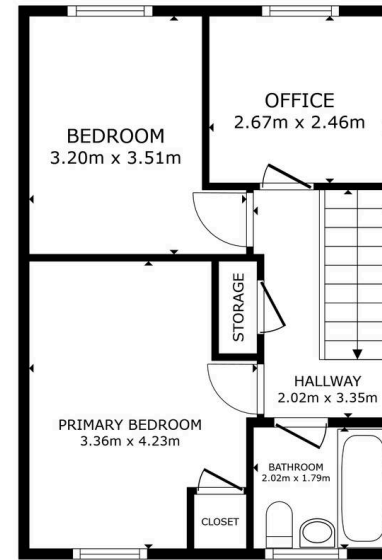




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 42.2 m² FLOOR 2 41.7 m²
 TOTAL: 83.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 42.2 m² FLOOR 2 41.7 m²
 TOTAL: 83.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

livingston@remax-
scotland.homes



www.remax-scotland.homes/estate-agents/livingston

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. Covered by Consumer Protection from Unfair Trading Regulations 2008.