



REMAX
Property

45 Howatston Court, Livingston, EH54 7FH
Offers Over £234,000



Modern, stylish, and ready to move into! Howatson Court is set in a fantastic location in close to St. John's Hospital, Livingston Centre & M8/M9 Motorway.

Team Lauren and Rodaidh & RE/MAX Property are delighted to present to the market this three Bedroom Terraced home, comprising of: Entrance Hall, Kitchen, Lounge, WC, Three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing and parking.

Howatson Court is situated in a popular and highly sought after residential area of Livingston Village. It is within walking distance of local amenities, including Eliburn Park, St. John's Hospital & Lidl. Livingston offers an excellent selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band D, Freehold Tenure

Factor Fees: £50.36 per year maintenance charge plus an extra costs shared by other owners. Average of £9/month over last 2 years.

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

Entrance Hallway

Inviting entrance hallway giving access to Kitchen, WC/Utility, Lounge, built-in under stair storage and carpeted staircase to the upper level. There is one ceiling light, painted walls, wooden front door with chain and letterbox, hive central heating thermostat, alarm pad, one radiator and laminate flooring.

Kitchen

9' 0" x 8' 10" (2.74m x 2.69m)

Fitted Kitchen with green wall mounted units and white base units, laminate wrapped worktops with backsplash, built-in fridge freezer, four ring gas hob, built-in oven, stainless steel extractor fan, stainless steel sink with drainer board and mixer tap, built-in dishwasher and built-in corner. There is one ceiling mounted light, window overlooking the front of the property, painted walls and laminate flooring.

Lounge/Diner

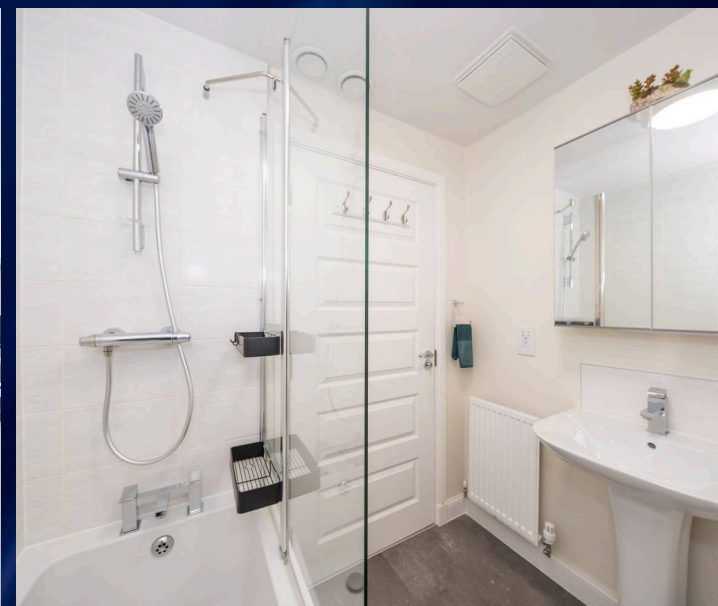
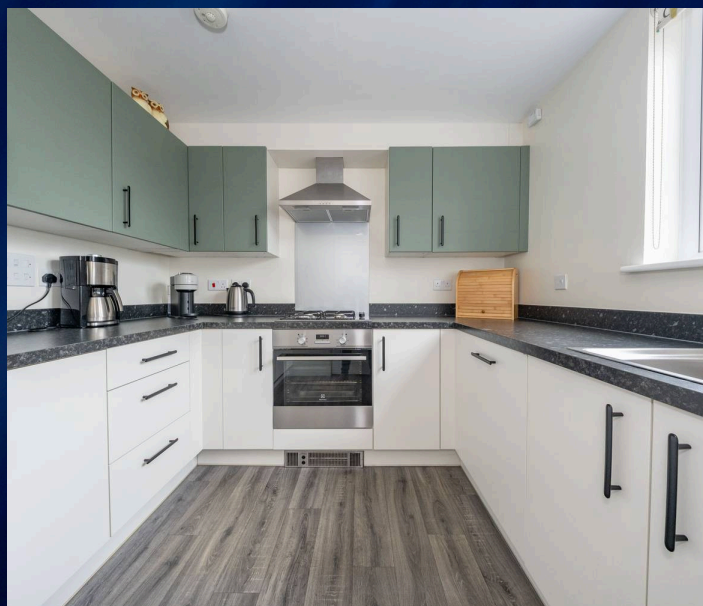
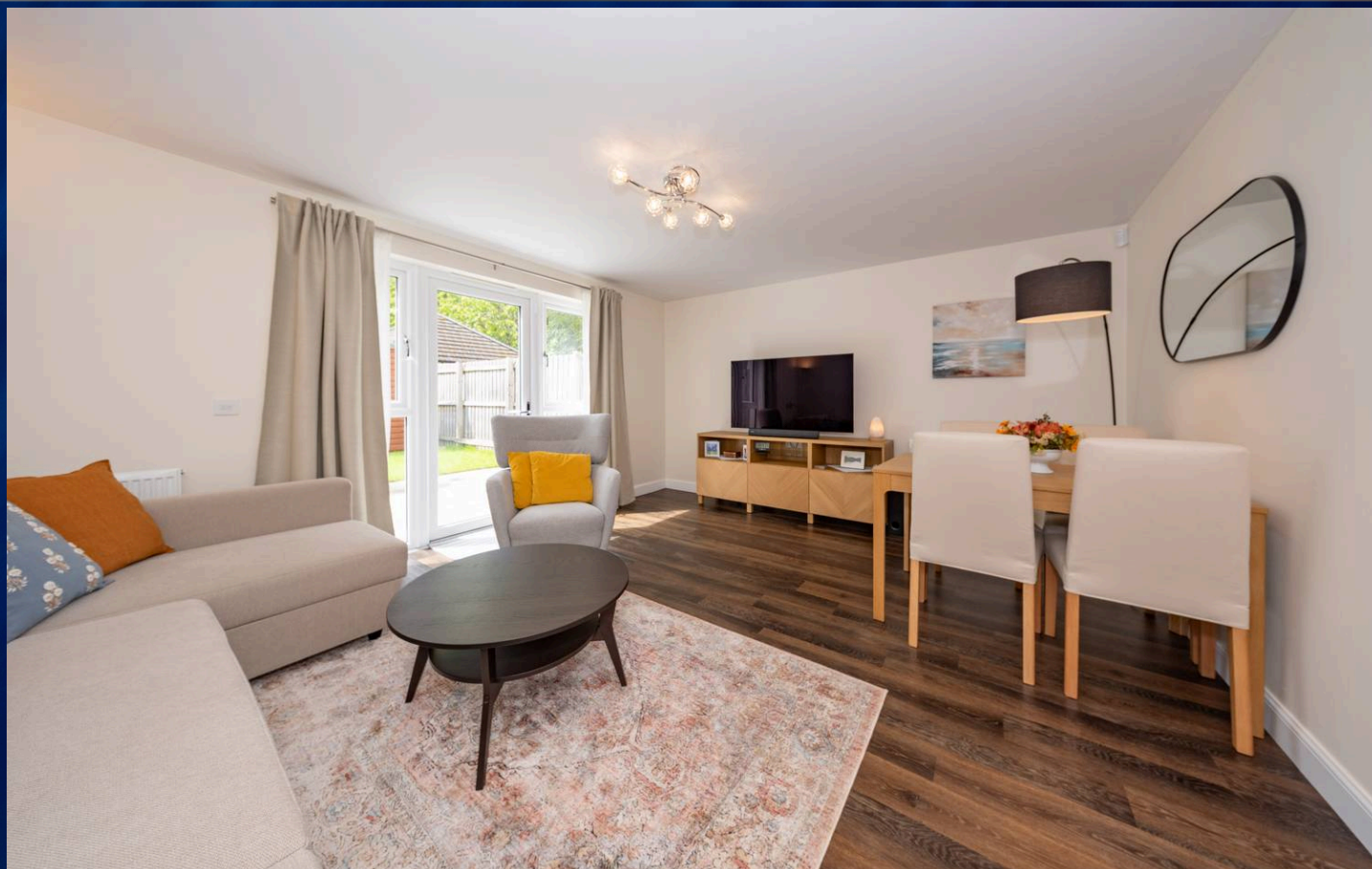
15' 10" x 13' 1" (4.82m x 4.00m)

Stylish Lounge located at the rear of the property with space for dining and a French door leading to rear garden with other windows either side. There is one ceiling light, painted walls, two radiators and laminate flooring.

WC/Utility

5' 7" x 4' 9" (1.71m x 1.45m)

WC located between the Lounge and Kitchen; with pedestal sink and back to wall toilet. This room has one ceiling light, extractor, cupboard housing washer and dryer and other storage apparatus, painted walls with tile splashback at sink, toilet roll holder, two towel holders, one radiator and vinyl tile flooring.





Stairs and landing

Stairs and landing giving access to three Bedrooms, Bathroom and attic. There is one ceiling light, painted walls and carpet flooring.

Bedroom 1

12' 9" x 9' 8" (3.89m x 2.94m)

Double Bedroom located at the front of the property with a triple built in wardrobe with sliding mirror doors, and built in storage closet over staircase. There is one ceiling light, two front facing windows, wall mounted Hive thermostat, one radiator and carpet flooring.

Bedroom 2

10' 11" x 9' 9" (3.34m x 2.96m)

Double Bedroom located at the rear of the property with a double built in wardrobe with sliding mirror doors. There is one ceiling light, painted walls, one radiator and carpet flooring.

Bedroom 3

10' 4" x 5' 8" (3.16m x 1.73m)

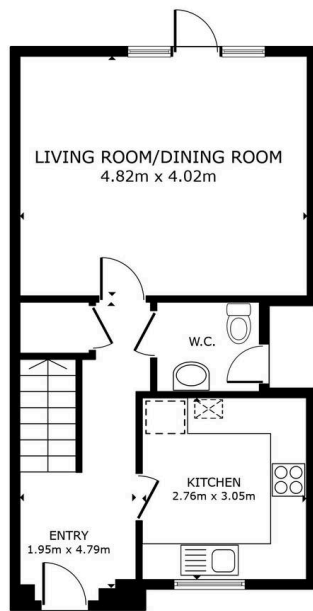
Bedroom located at the rear of the property which can be used as a bedroom or home office. There is one ceiling light, painted walls, rear facing window, one radiator and carpet flooring.

Bathroom

6' 2" x 5' 5" (1.89m x 1.66m)

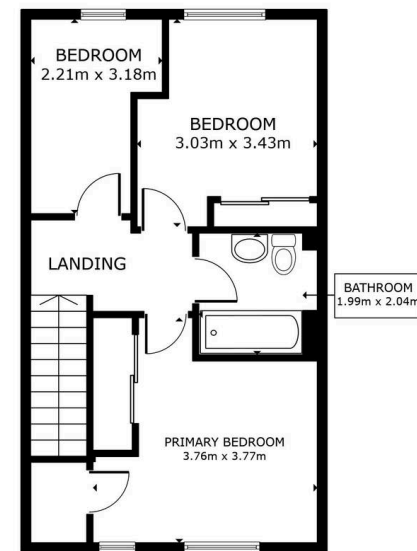
Three piece Bathroom with back to wall toilet, pedestal sink and bath with shower mains supply. There is one ceiling light, ceiling extractor fan, white gloss storage units, painted walls with tile surround bath, wall mounted mirror medicine cabinet, shaving sockets, radiator, towel holder, toilet roll holder and vinyl tiled flooring.





GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 41.6 m² FLOOR 1 42.2 m²
 TOTAL: 83.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 41.6 m² FLOOR 1 42.2 m²
 TOTAL: 83.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.