



**REMAX**  
Property

74 Huntly Avenue, Deans, Livingston, EH54 8NG  
Offers Over £price will be changed to agreed amount



**\*\* A Beautifully Presented Terraced Family Home \*\***

This superb property is located in the popular street of Huntly Avenue, Livingston, EH54 8NG, offering an excellent opportunity for a variety of buyers. Whether you are a family, a first-time buyer, an investor, or looking to downsize, this home is well-suited to your needs.

The accommodation comprises:

Entrance Vestibule and Hallway

Dining Lounge

Kitchen

Living Level Toilet

3 Double Bedrooms

Family Bathroom

Great Storage

Front and Rear Gardens

Freehold Property.

Council Tax Band B.

EPC C.

No Factor Fees.

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.

### Front Garden and Parking

With on road parking available immediately outside the property, easy access is a welcome feature. The front garden has been fully enclosed with a half-height fence. The low-maintenance garden features decorative stone chippings bordering the paved garden and pathway.

### Entrance Vestibule

A truly move-in property is felt as you enter the house, with the vestibule providing privacy. The décor begins with laminate flooring and neutrally finished walls. A ceiling light and a door through to the hallway complete this area.

### Living Level Toilet

1.487m x 0.892m (04'10" x 02'10") The contemporary décor continues with vinyl flooring, part-tiled and part-papered walls. The modern white suite comprises of a corner pedestal sink and a close coupled toilet. A glazed window allows for natural light and is enhanced by a ceiling light.

### Entrance Hallway

Benefitting from great built-in storage, including two storage cupboards offering substantial space for household items. Decorated with laminate flooring and neutrally finished walls. This bright hallway is lit with natural light from the half-glazed door to the rear and further enhanced by two ceiling lights. Power points, a smoke detector and a radiator are all supplied.

### Dining Lounge

5.024m x 3.814m (16'05" x 12'06") Located to the rear of the property, this spacious room provides ample space for living and dining furniture. Finished with laminate flooring and white painted walls, a bright room has been created. Benefitting from excellent natural light via a rear facing window with two ceiling light adding illumination. A radiator, a smoke detector and power points offer everyday practicality. An ideal space for relaxing, entertaining, and family living.



### **Kitchen**

2.712m x 3.795m (08'10" x 12'05") This well-appointed kitchen is located to the front of the property. Fitted with blue wall and base units complemented by grey worksurfaces and white tiled splashbacks. Appliances included will be a double oven with four ring gas hob. The slimline dishwasher, washing machine and tumble dryer may be negotiated in the sale. A stainless steel one and a half sink with drainer. Decorated with laminate flooring and white painted walls, this practical room provides a cook's haven. Additional features include a recessed open full height storage cupboard, an extractor, a ceiling light, a radiator, a heat detector and power points.

### **Stairs and Landing**

The modern décor continues with carpeted stairs and upper landing plus white painted walls. A large cupboard, with lighting, provides useful storage. Fitted with a ceiling light, an attic hatch, a single socket and a smoke detector.

### **Main Bedroom**

4.026m x 3.041m (13'02" x 09'11") This well-proportioned room has been decorated with carpet to the floor and white painted walls. A rear-facing window provides natural light, with ceiling light enhancing this. A radiator ensures comfort, with power points also provided.

### **Second Bedroom**

3.712m x 2.950m (12'02" x 09'08") This spacious double room is positioned to the front of the property and continues the contemporary décor, with carpet to the floor white painted walls. A built-in cupboard houses the boiler with additional storage space. A ceiling light, a radiator and power points, making this a versatile room.





### Family Bathroom

1.846m x 1.886m (06'00" x 06'02") This bright room features a crisp white suite. There is a 'P' shaped bath with a wall mounted shower, featuring a large shower head plus handheld shower, a vanity unit with in-built sink and back to wall toilet. Modern white wet wall panelling enhances the fresh feeling to the room with vinyl flooring complementing this. A glazed window to the front allows for natural light, whilst maintaining privacy. Further benefits include a ceiling light and a chrome towel radiator.

### Third Bedroom

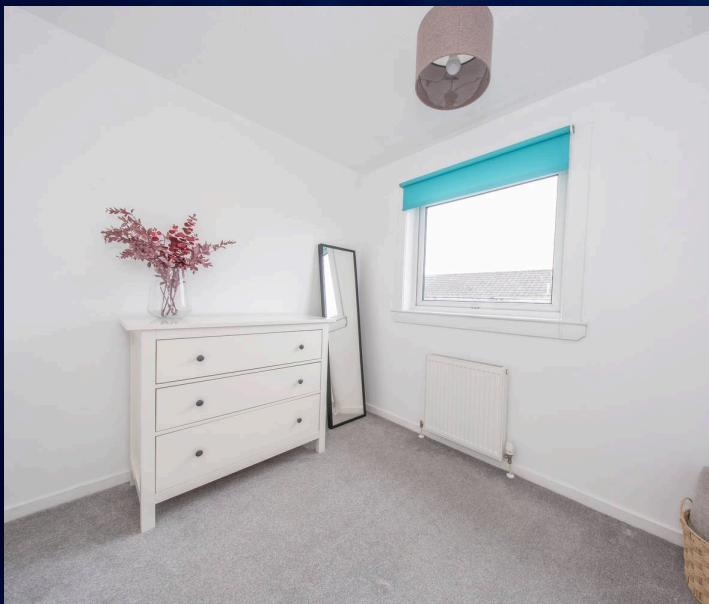
2.342m x 2.640m (07'08" x 08'07") A bright and versatile room positioned to the rear of the property, with a window bringing in lots of natural light. Finished with carpeted flooring and white painted walls. A ceiling light, a radiator and power points, create a practical and adaptable space, which could be used as a bedroom, a home office, a hobby space or a nursery.

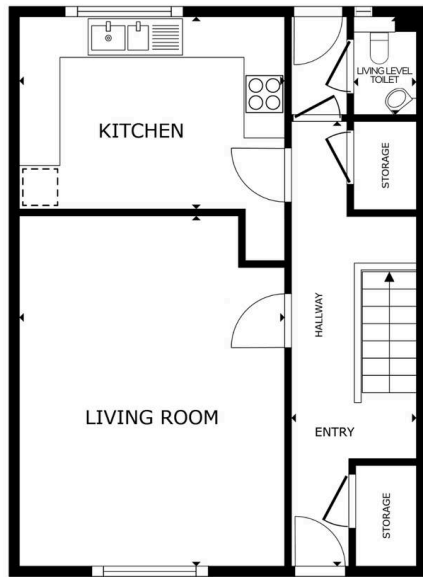
### Rear Garden

The fully enclosed garden offers a private and easily maintained outdoor space. There is some wooden decking, with decorative gravel to the main part and paved pathways. There is some planting of trees and shrubs, making this an ideal place for relaxing and entertaining. The garden shed will be included in the sale.

### Additional Items

Tenure: Freehold. Council Tax Band: B. Factor Fee: N/A. All fitted floor coverings, the kitchen items mentioned are all included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

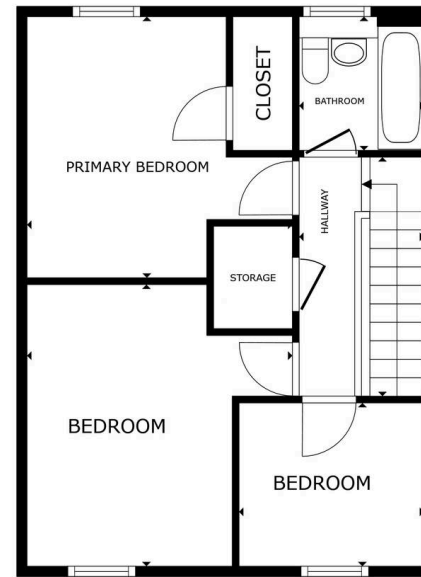




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 47.6 m<sup>2</sup> FLOOR 2 47.6 m<sup>2</sup>  
 TOTAL: 95.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 47.6 m<sup>2</sup> FLOOR 2 47.6 m<sup>2</sup>  
 TOTAL: 95.1 m<sup>2</sup>

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.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location](http://www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location)



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.