

80 Howatston Court, Livingston, EH54 7FH



Description

Well appointed 3 bed semi-detached villa occupying a pleasant setting on a popular development enjoying an extremely convenient location, well placed for a good range of amenities and excellent road links to Edinburgh and Glasgow. This impressive home offers well proportioned and light filled living space enhanced by contemporary fixtures and fittings and comes with the added attraction of an enclosed west-facing rear garden.

- Entrance hall
- Living room
- Dining kitchen with patio door to rear garden
- Utility room with adjoining WC
- Two double bedrooms
- Bedroom 3
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Gas central heating and double glazing
- Enclosed rear garden

Extras

The fitted carpets, oven, hob, dishwasher, fridge/freezer, bedroom 1 wardrobe and garden shed are included.

Factor

The development is factored by Ross & Liddell Ltd. Factor fees are approx £110 per year. This includes maintenance of communal areas.

EPC Rating: B



Location

The property is situated within the thriving town of Livingston in West Lothian, a highly sought after location for commuters and families alike. Livingston offers an excellent range of amenities including the popular Livingston Designer Outlet and The Centre shopping complex, providing a wide selection of retail, dining and leisure facilities. The area benefits from well-regarded local schooling at both primary and secondary levels, along with numerous parks, walking routes and recreational facilities. For commuters, Livingston enjoys superb transport links with easy access to the M8 motorway connecting Edinburgh and Glasgow, while nearby Livingston North and Livingston South railway stations provide regular rail services to both cities. Edinburgh Airport is also within convenient driving distance.

Price and Viewing

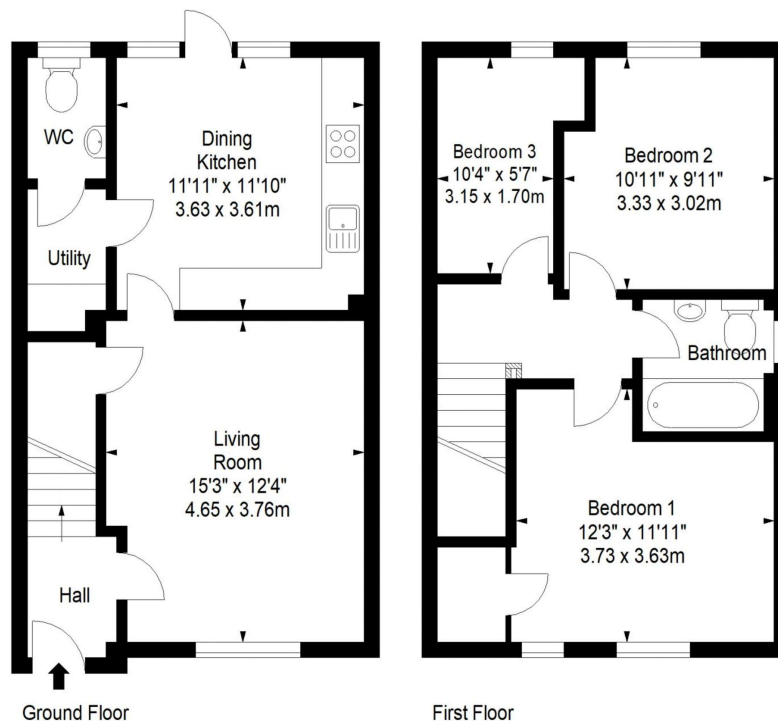
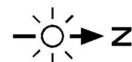
For price and viewing information or further details on this property please contact us on 0131 557 3188.



**Howatston Court,
Livingston,
West Lothian, EH54 7FH**



Approx. Gross Internal Area
891 Sq Ft - 82.77 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

