



44 Fintry Avenue, Livingston



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Niall McCabe & RE/MAX Select Bathgate are proud to introduce this beautifully appointed two-bedroom mid-terrace villa, discreetly positioned within Fintry Avenue, Livingston. Showcasing refined interiors, a thoughtfully versatile layout and an enviable open outlook to the rear, the home offers a seamless blend of comfort and contemporary style. An exceptional opportunity for those seeking an elegant first step onto the property ladder.

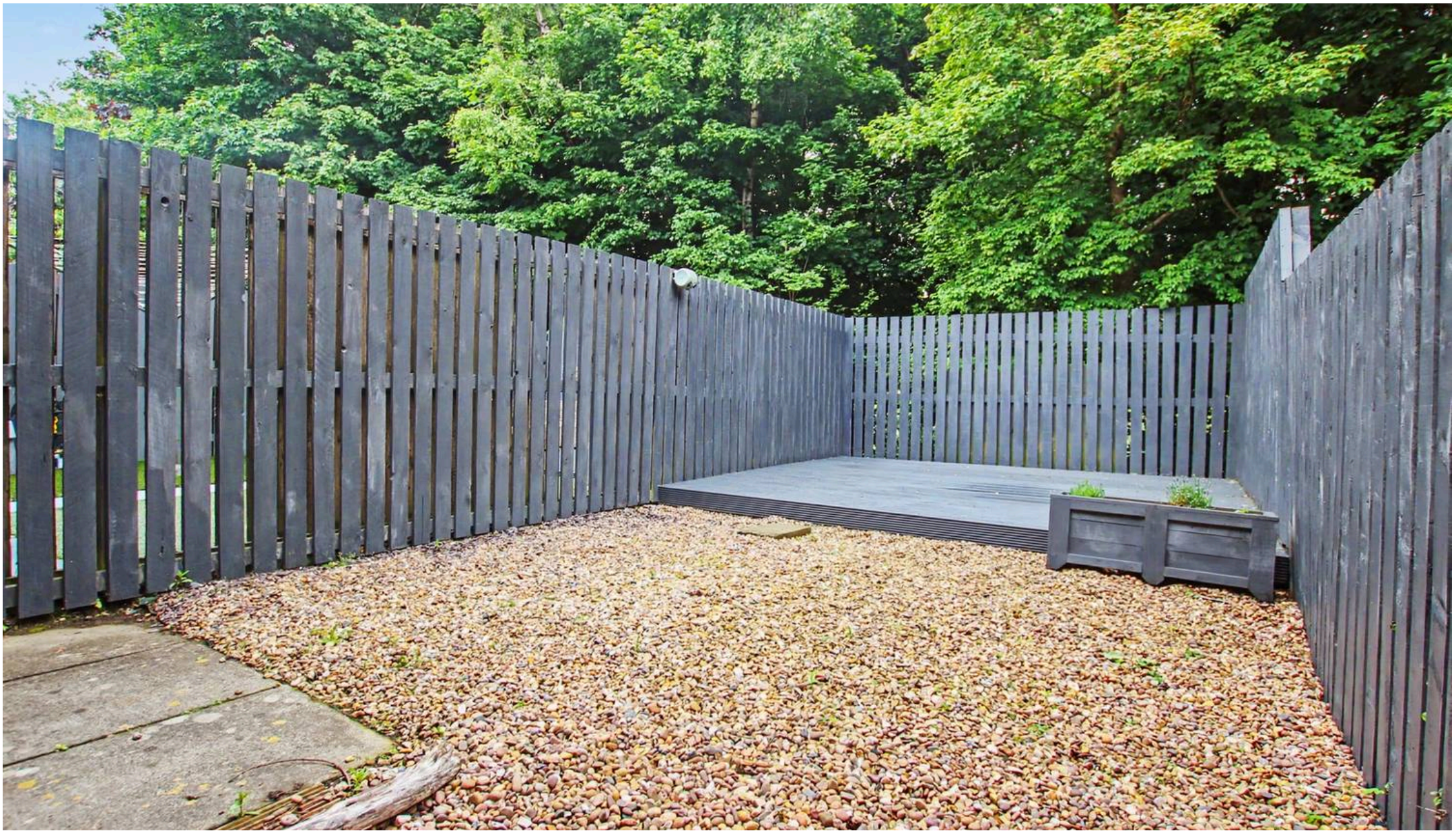
On the ground floor, a superb front-facing living room is bathed in morning light, impeccably styled with sleek grey laminate flooring, complementary wall finishes and generous proportions to accommodate a variety of furniture arrangements - an inviting setting for both relaxation and entertaining. Adjacent lies a beautifully designed kitchen with dining area, featuring an extensive array of white high-gloss base and wall-mounted cabinetry, striking contrasting work surfaces and elegant patio doors opening to the rear, creating a refined and aspirational culinary space.

The upper level accommodates two generous double bedrooms and a beautifully finished family bathroom, each space thoughtfully proportioned and impeccably styled. The principal bedroom enjoys a rear-facing position with attractive wooded views, while the second bedroom overlooks the communal parking area and beyond, offering an equally pleasant outlook. Completing the floor is a chic family bathroom, elegantly appointed and featuring a full-sized bathtub with overhead shower, delivering both comfort and contemporary sophistication.

Externally, the home is framed by mature gardens that enhance its sense of privacy and charm. To the rear, a delightful sun-soaked terrace is complemented by an expansive chipped section, all enclosed by high fencing to create a secure and secluded outdoor retreat. The front garden features a neatly finished chipped area, offering an attractive and welcoming first impression. The property is further enhanced by an allocated parking space, in addition to ample visitor parking for added convenience.







RE/MAX SELECT – *By Niall McCabe*

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