



88 Lenzie Avenue

Carmondean

Livingston EH54 8NR

Offers Over £179,995

Caesar & Howie

Solicitors & Estate Agents



88 Lenzie Avenue

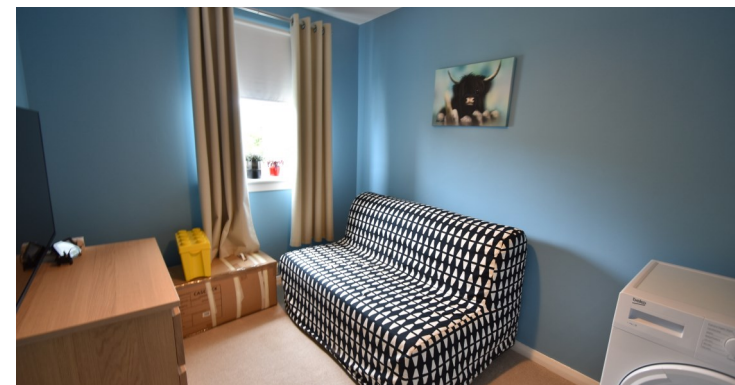
Carmondean Livingston EH54 8NR

An excellent family home is offered from this very well presented terraced villa, in true walk-in condition. Spacious and bright accommodation throughout, with many attractive features, great storage and attractive gardens. The property is ideally placed for rail station, shopping centre, schools and amenities. Extras. Flexible/early entry available. Chain free.

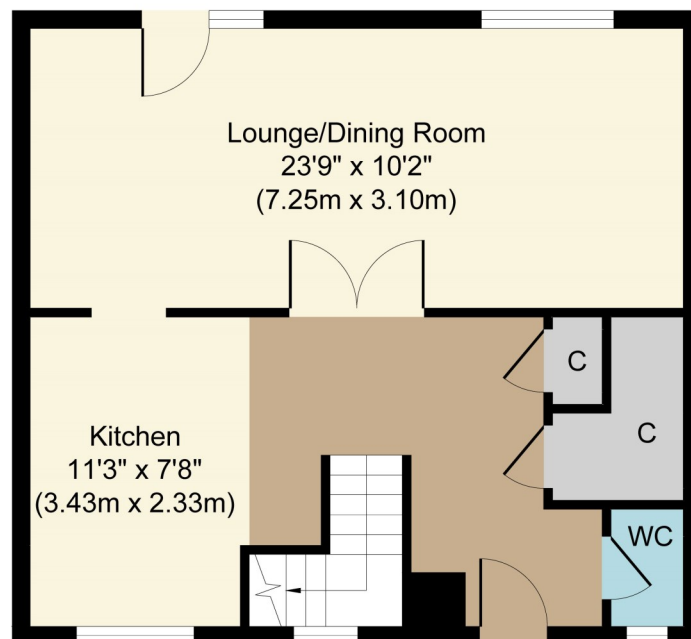
- **Open plan entrance hall/storage**
- **W.C.**
- **Fitted kitchen**
- **Spacious lounge/dining room**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Attractive gardens**
- **Council Tax Band B**
- **On street parking bays**
- **Floor area 89m2**

Extras: floor covering, blinds, light fittings, fridge freezer, washing machine, oven /hob.

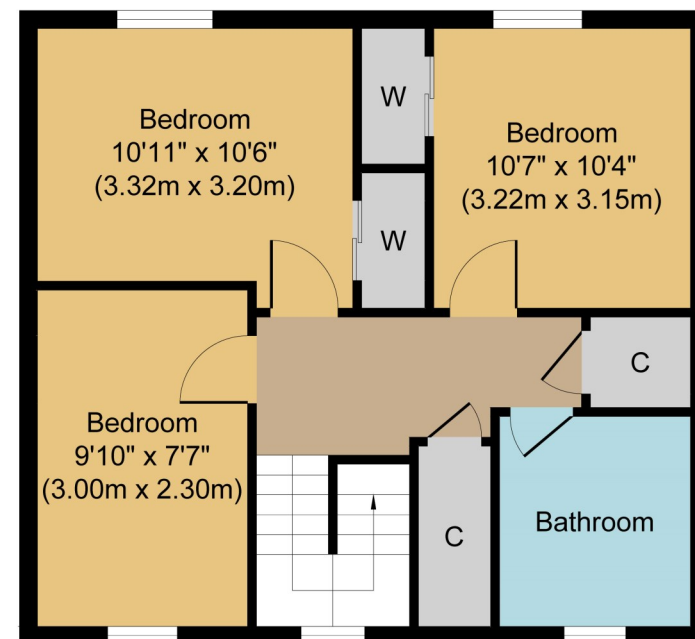
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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