



65 Howatston Court, Livingston, EH54 7FH

Fixed Price £245,000



Stylish home featuring a spacious kitchen and a sunny, low maintenance garden, perfect for modern living. This property is an excellent opportunity to secure your next home! Schools are nearby the property and it is conveniently close to St John's Hospital, Lidl, the football stadium, and Livingston's main shopping centres.

Team Lauren & Rodaidh and REMAX Property are delighted to present to the market this three Bedroom Semi-Detached home located in Howatston Court, Livingston, EH54 7FH. Comprising of: Entrance Hall, Lounge, Kitchen, Utility, WC, Three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing and parking.

Howatston 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.

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

Factor Fees: £50.36 per year maintenance charge.

Online Booking For Viewings & Home Report Downloads On REMAX Website

Tenure: Freehold

Hall

5' 9" x 5' 1" (1.74m x 1.55m)

Enter into the Hall which gives access to the Lounge, Utility, WC, Kitchen, and staircase to the upper level. The Hall has one central light fitting, painted walls, alarm system, one radiator and laminate flooring.

Lounge

15' 3" x 12' 3" (4.64m x 3.74m)

Stylish and spacious front facing Lounge with an under-stair cupboard. Around the room there is one central light fitting, painted walls, large front facing window, two radiators and laminate flooring.

Kitchen/Dining

11' 9" x 11' 9" (3.59m x 3.58m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated gas hobs, integrated fan oven, extractor hood, built-in boiler, and stainless-steel sink with mixer tap. There is one central light fitting, tile and painted walls, one radiator and laminate flooring. Additionally, there is space for dining, access to the Utility and WC, and French doors leading out to the rear Garden.

Utility

6' 5" x 3' 5" (1.96m x 1.03m)

Located off of the Kitchen and leads to the WC, this space can be used as a Utility Room or for extra storage. There is one central light fitting, painted walls, one radiator, worktop and laminate flooring.

WC

5' 10" x 3' 10" (1.79m x 1.17m)

WC with toilet and sink. There is one central light fitting, rear facing opaque window, painted walls with tiles above the sink, one radiator and laminate flooring.





Upper Hallway

9' 3" x 4' 6" (2.83m x 1.36m)

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and partially floored attic. There is one central light fitting, painted walls and carpet flooring.

Bedroom 1

12' 9" x 9' 7" (3.88m x 2.93m)

Excellent sized double Bedroom located at the front of the property with built-in sliding mirror door wardrobes and a built-in cupboard space above the stairs. There is one central light fitting, painted walls, two front facing windows, one radiator and carpet flooring.

Bedroom 2

10' 11" x 10' 0" (3.32m x 3.04m)

Double Bedroom located at the rear of the property with space for storage around the room. There is one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

Bedroom 3

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

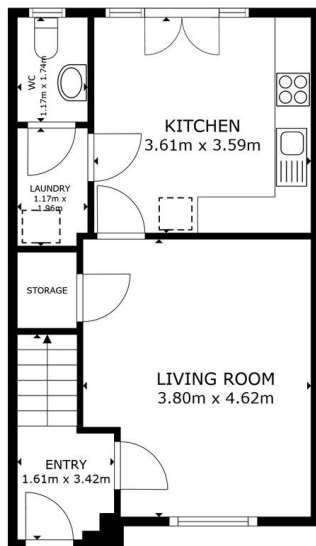
Bedroom located at the rear of the property with space for storage. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bathroom

6' 2" x 6' 2" (1.87m x 1.87m)

Three piece Bathroom comprising of: Sink, toilet and Bath with overhead mains operated shower. There is one central light fitting, painted and tiled walls, extractor fan, side facing opaque window, vertical towel rail and vinyl flooring.

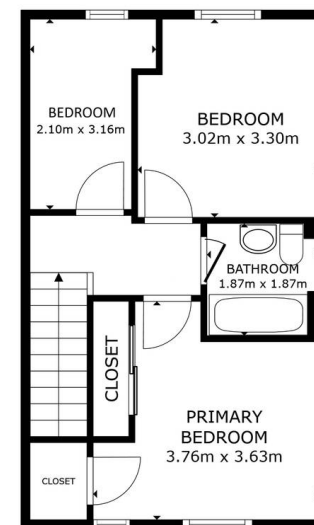




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 41.2 m² FLOOR 2 40.0 m²
TOTAL: 81.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 41.2 m² FLOOR 2 40.0 m²
TOTAL: 81.3 m²

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01506
418555

• livingston@remax-
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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.