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Property

86 Harburn Avenue, Deans Offers Over £189,000



Derrick Mooney & RE/MAX Property are delighted to welcome you to this impressive three bedroom mid-terraced house. The property has been thoughtfully updated with a remodelled contemporary kitchen. The recently fitted bathroom is modern and stylish, while new gas central heating keeps the whole place cosy. There are three good-sized bedrooms, making it ideal for families, couples or anyone needing extra space for a home office. With its large garage and private driveway, parking is never a problem, and the home is a great choice for commuters thanks to its handy location.

Step outside and you'll find plenty of space to enjoy the fresh air. The front garden is easy to maintain with decorative gravel, plants and a welcoming decking area. Out back, the large, fully enclosed south-facing garden is a real highlight, featuring another decking area, decorative chips, bark and plant holders, all designed for relaxing or entertaining. The standout feature is the impressive large roofed pergola, perfect for chilling out whatever the weather.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies. 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 a short walk away. Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations.

Lounge

14' 4" x 12' 9" (4.38m x 3.88m)

A spacious lounge featuring warm wooden flooring, a stylish electric fireplace, and a large front-facing window that fills the room with natural light. An open entry to the dining room enhances the flow, making it ideal for modern living.

Dining Room/ Second Lounge

11' 8" x 8' 11" (3.55m x 2.72m)

Second lounge/dining room featuring dual-aspect windows that provide excellent natural light and attractive views over the rear garden. Ideal as a flexible living or entertaining space.

Kitchen

12' 9" x 8' 5" (3.88m x 2.56m)

A sleek, recently fitted contemporary kitchen offering ample wall and base units, a double sink with mixer tap, gas hob, breakfast bar and a window overlooking the large, fully enclosed rear garden.

Downstairs Bathroom

6' 6" x 5' 8" (1.99m x 1.72m)

The essential downstairs bathroom comprising of bath, shower, toilet, basin with mixer tap. Wall tiles, vinyl flooring and neutral decor.

Vestibule

Welcoming vestibule leading to downstairs bathroom, kitchen and lounge and dining room.

Double Bedroom

11' 9" x 8' 11" (3.58m x 2.73m)

An impressive double bedroom positioned to the rear of the property, featuring cream carpet flooring, neutral décor which adds a bright and airy feel. The room offers a generous amount of space and offers plenty of natural light from the dual aspect windows.



Double Bedroom

12' 5" x 9' 6" (3.79m x 2.90m)

A well-proportioned double bedroom finished with light coloured walls and a plush carpet, creating a bright and inviting space. The room benefits from a front facing window which floods the room with natural light.

Family Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)

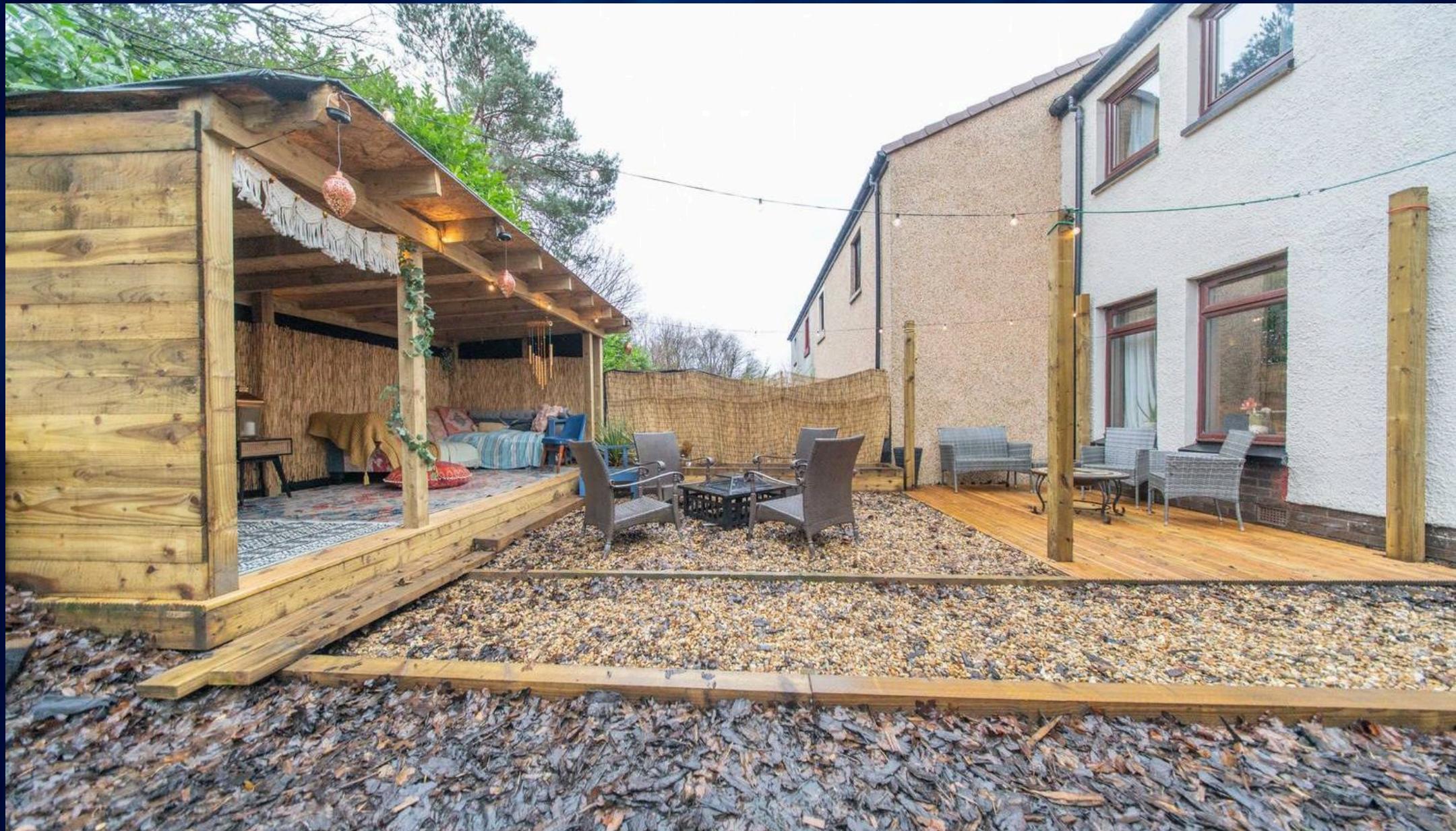
The beautiful family bathroom is finished to an excellent standard with laminate flooring and a white suite comprising of a toilet, basin, bath with an overhead shower. An opaque window allows for privacy while still letting in plenty of natural light. Additional features include a chrome towel rail, mirror along with neutral décor creating a bright and relaxing feel.

Double Bedroom

13' 1" x 8' 6" (3.98m x 2.59m)

This delightful double bedroom is tastefully finished with a plush soft carpet with neutral painted walls creating an inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel.





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