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88 Howatston Court
LIVINGSTON | EH54 7FH


warners
solicitors & estate agents



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Warners are delighted to present this beautifully finished three-bedroom semidetached villa, set within a sought-after residential area of Livingston. Offering a superb balance of contemporary style and practical living, the property is presented in excellent condition throughout and will appeal to a wide range of buyers including couples and growing families.

The accommodation is thoughtfully arranged, with a welcoming entrance hallway with excellent storage leading to a bright and comfortable living room, providing an ideal space for relaxation. Adjacent, the impressive kitchen/dining room forms the heart of the home, fitted with contemporary cabinetry and designed with both functionality and style in mind. There is ample space for dining, while French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection for indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from a contemporary en-suite shower room. The remaining bedrooms offer flexibility for family life, guests or home working. A stylish family bathroom, complete with both bath and separate shower, completes the upper level. Externally, the property enjoys a fully enclosed rear garden, laid to lawn with a patio area, providing an ideal setting for outdoor dining and entertaining.

Further benefits include gas central heating and UPVC double glazing and unrestricted residents parking. Combining modern interiors, excellent outdoor space and a convenient location, this attractive home represents a fantastic opportunity, and early viewing is highly recommended.

- Beautifully presented semi-detached villa in sought-after Livingston location
- Welcoming entrance hallway with excellent storage
- Bright and spacious living room
- Contemporary kitchen/dining room with French doors to private garden
- Principal double bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with separate bath and shower
- Fully enclosed landscaped rear garden with lawn and patio
- Gas central heating and UPVC double glazing

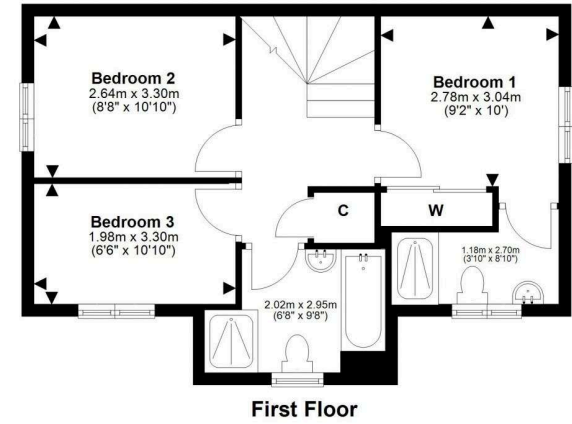
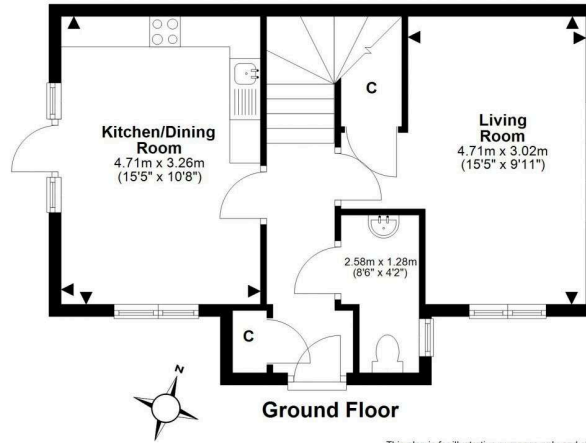
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property excluding washing machine. All curtain poles and blinds will also be included. EPC: B. CT: D. Factoring: Ross & Liddell Approx. £10 p/m

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.