



15 Granby Avenue, Livingston

Offers Over £175,000



## 15 Granby Avenue

### Livingston

Located within a popular and well established residential area of Livingston, 15 Granby Avenue is an immaculately presented three bedroom terraced villa offering stylish, contemporary living in true walk in condition. Fully renovated throughout to an impressive standard, this stunning home is ideally suited to first time buyers, young families, or investors seeking a modern property with spacious accommodation and excellent local amenities close by.

The property immediately impresses with its bright interiors, tasteful neutral décor, quality flooring and modern fixtures and fittings, creating a home that is both elegant and highly practical for modern family living.

Upon entering, a welcoming hallway provides access to the spacious main lounge, a beautifully presented room flooded with natural light and offering generous proportions for both relaxing and entertaining. Finished with attractive wood effect flooring and fresh neutral tones, this inviting living space provides flexibility for a variety of furniture layouts.

To the rear of the property lies the stunning contemporary kitchen, undoubtedly one of the standout features of the home. Stylishly designed with sleek modern cabinetry, contemporary gold effect handles, generous worktop space, integrated oven, electric hob, stainless steel extractor hood, and a modern sink positioned beneath a large rear facing window overlooking the garden, the kitchen perfectly balances functionality and design. The attractive herringbone style flooring further enhances the luxurious finish.



The kitchen seamlessly connects to a bright conservatory which provides excellent additional living space and can easily function as a dining area, second sitting room, family room, or home office. Surrounded by glazing and overlooking the enclosed rear garden, this superb space enjoys an abundance of natural light and creates an ideal environment for both everyday living and entertaining.

Completing the ground floor accommodation is a convenient downstairs WC fitted with modern sanitaryware.

On the upper level, the property continues to impress with three well proportioned bedrooms, all finished in fresh neutral décor with modern flooring throughout. The principal bedroom benefits from integrated wardrobe storage, while the additional bedrooms offer versatile accommodation suitable for children, guests or home working.

The contemporary family bathroom has been stylishly finished with modern tiling and comprises a white three piece suite with shower over bath, pedestal wash hand basin, and WC.

Externally, the property enjoys a fully enclosed and low maintenance rear garden featuring artificial lawn, decorative timber fencing, and attractive raised planters, creating a private outdoor space ideal for relaxing, entertaining or family use.

Further benefits include gas central heating, double glazing, upgraded internal doors, excellent storage and modern finishes throughout.

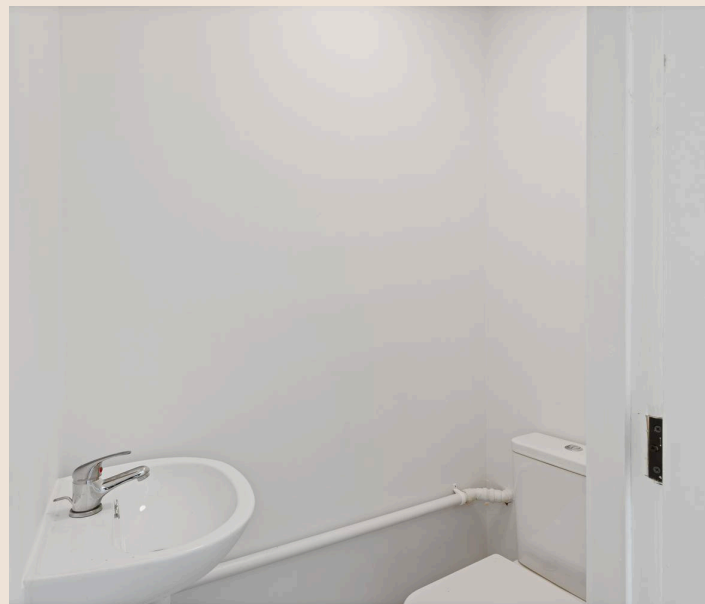
Granby Avenue is ideally positioned for access to a wide range of local amenities including reputable schools, supermarkets, leisure facilities, parks and excellent public transport links. Livingston Centre, St John's Hospital and the M8 motorway network are all within easy reach, offering convenient commuting to Edinburgh and Glasgow.

Home Report Value- £180,000

EPC - C

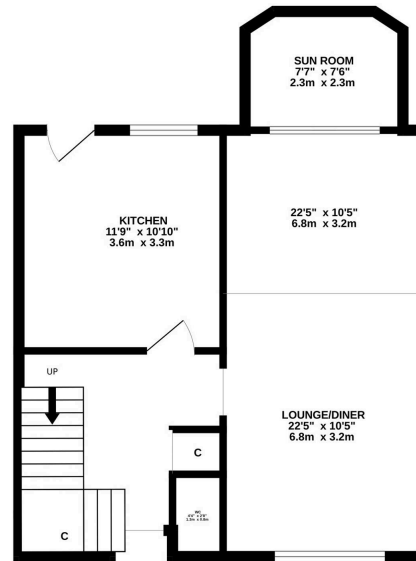
Council Tax Band - E

Square Ft- 1055/ 98m<sup>2</sup>

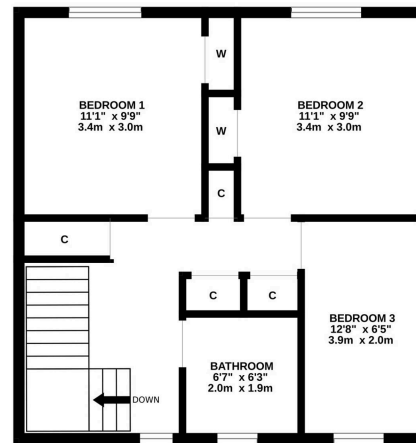




GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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