



58 Alberta Avenue, Livingston

Guide Price £1,350 pa



## 58 Alberta Avenue

### Livingston

A well presented three bedroom bungalow on Alberta Avenue, offering practical single level accommodation with a spacious living area, fitted kitchen, modern shower room and a generous private rear garden. Including specific kitchen appliances.

The property opens into a bright lounge, with a large window providing plenty of natural light. The room is staged and gives an idea of the substantial space with leather seating, furniture and additional freestanding pieces, creating a comfortable living space, allowing visual example of how you can maximise this space.

The fitted kitchen provides a good range of wall and base units with contrasting worktops, together with integrated cooking appliances and space for further appliances. A dining table and chairs creates a useful dining area within the kitchen, while the large window above the sink gives the room a bright and pleasant feel.

There are three spacious bedrooms, each providing AMPLE sleeping accommodation along with space for storage and bedroom furniture. The layout offers flexibility for a family, couple or tenants requiring an additional bedroom for guests or occasional home working.



The shower room is finished with neutral tiling and includes a wash basin and a modern walk in shower area with rainfall style and handheld shower fittings.

To the rear is a large enclosed, paved garden, providing an excellent low maintenance outdoor space with plenty of room for seating and outdoor dining. The garden also benefits from timber sheds/outbuildings which will stay, providing useful additional storage.

Overall, this is a comfortable bungalow with three bedrooms, generous living space and a substantial private garden, offering a practical home ready for tenants to settle into. The property WILL INCLUDE - INTEGRATED FRIDGE / FREEZER | DISHWASHER | WASHING MACHINE

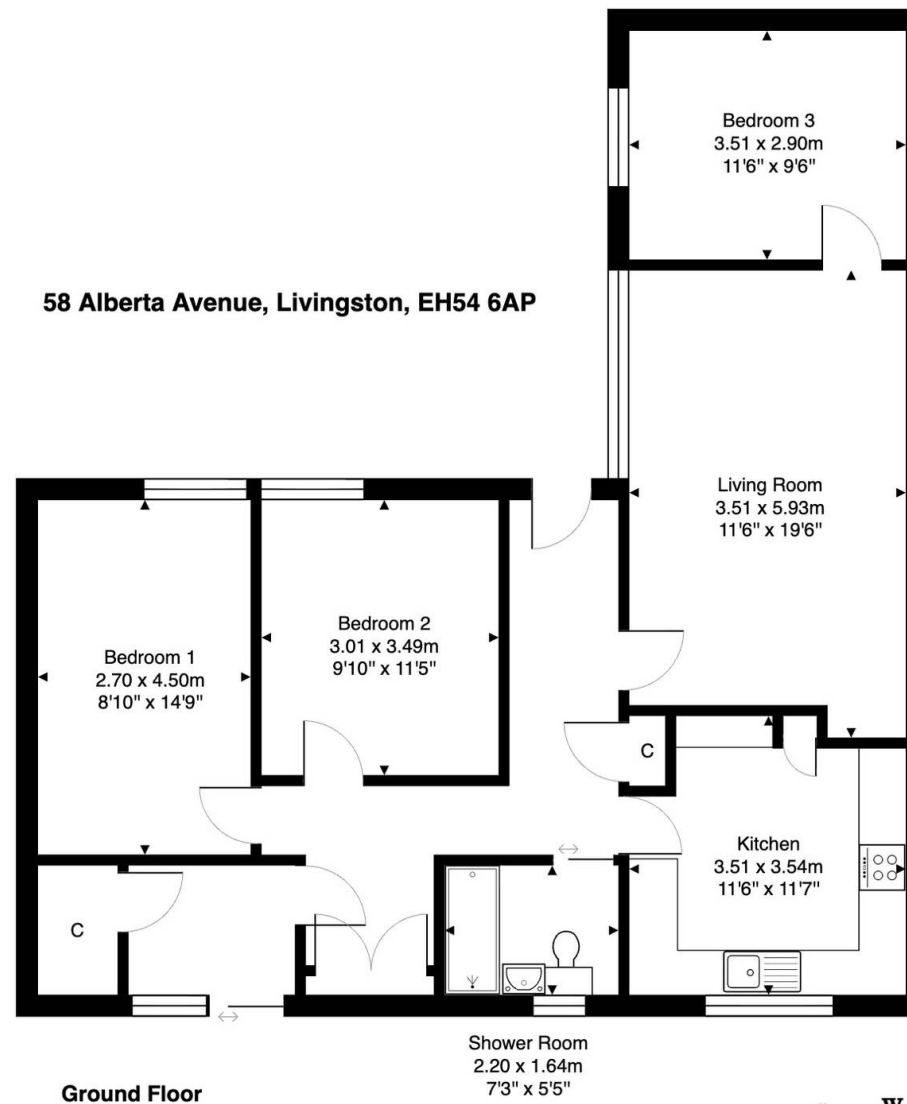
#### Further Information

- Council Tax Band: B
- Deposit: £2025.00
- Letting Agent Registration Number: LARN2605010
- Landlord Registration: Pending
- One month's rent and a deposit are payable in advance.





58 Alberta Avenue, Livingston, EH54 6AP





## Bridges Properties

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