



49 Manitoba Avenue, Livingston

RE/MAX SELECT - 01506 532684



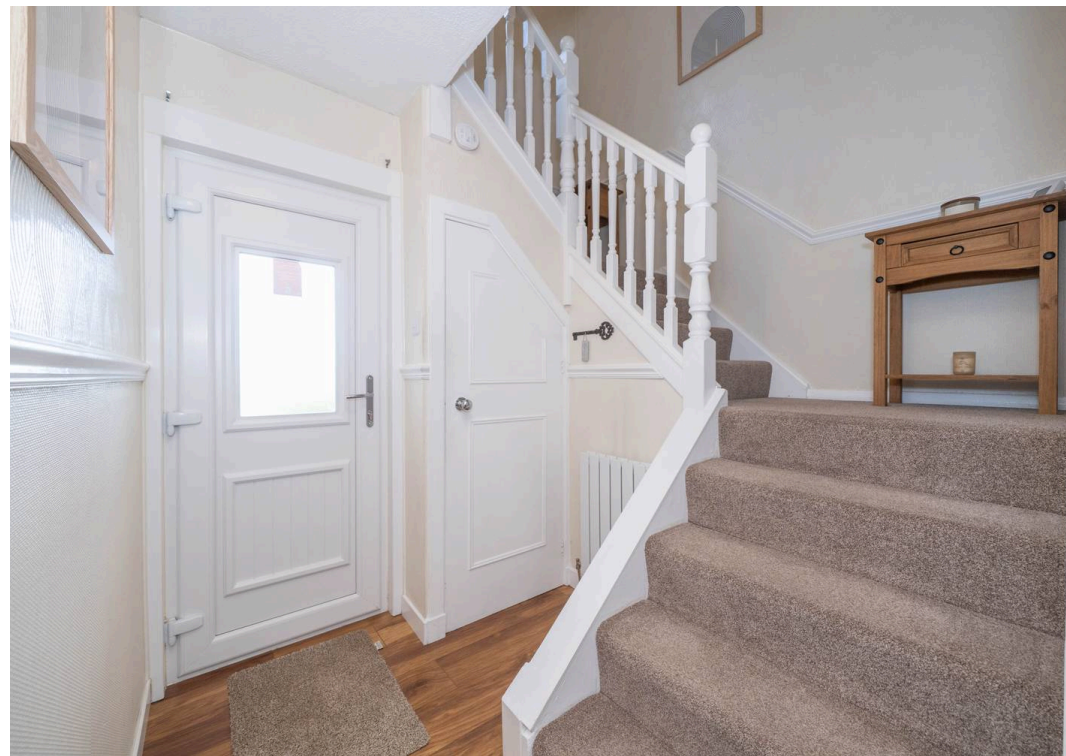
49 Manitoba Avenue

NIAL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exquisitely designed 2-bedroom plus study link end-terraced residence, perfectly positioned within the highly sought-after Manitoba Avenue in Howden – an exclusive enclave just moments from the town centre. This exceptional home showcases a truly bespoke interior, thoughtfully curated to the highest standards, complemented by professionally landscaped outdoor spaces that offer both elegance and tranquillity. A rare opportunity to acquire a gorgeous home, perfectly suited for modern family living.

Upon entering through a newly installed front door, framed by a sleek UPVC canopy, you are welcomed into an elegant hallway that sets the tone for the home beyond. To the right, two beautifully proportioned reception rooms unfold, beginning with a stunning front-facing lounge that has been impeccably decorated and styled. This inviting space flows effortlessly into a refined formal dining room – perfectly suited for hosting memorable gatherings with family and friends. Nearby, the well-appointed kitchen offers both style and practicality, featuring an extensive range of base and wall-mounted cabinetry, luxurious solid wood worktops, and a curated selection of integrated appliances designed to meet the demands of modern living.

Ascending a beautifully carpeted staircase, the upper level reveals an exceptionally arranged space. Here, you are greeted by 2 generously proportioned double bedrooms, each impeccably styled and enjoying an abundance of natural light & fitted wardrobes.. A versatile walk-in wardrobe, equally suited as a refined home office or study, adds further flexibility to this level. Completing the accommodation is a truly exquisite bespoke family shower room, designed to an outstanding standard and featuring a spacious walk-in enclosure with dual rainfall shower heads, elegantly finished with striking Terrazzo marble tiling and a sleek UPVC ceiling.

Externally, the property is enhanced by professionally landscaped gardens to both the front and rear, offering an exceptional blend of style and functionality. The front garden has been thoughtfully designed for ease of maintenance, featuring decorative chipped stone, elegant border planting, and a welcoming entrance porch. To the rear, the garden unfolds into a stunning private haven, complete with a lush, Astroturf lawn, ornate patio areas ideal for al fresco dining, a bespoke, custom-built summer house, and storage.







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