



37 FINTRY AVENUE

Livingston, West Lothian, EH54 8EH



1

Public Room



2

Bedrooms



1

Bathroom



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Introducing a two-bedroom mid-terrace house which is ideal for first-time buyers, couples, small families, and commuting professionals alike. Part of a charming neighbourhood set on a no-through road in Livingston, this home enjoys easy access to the M8 motorway network offering equidistant travel times (at around 40 minutes by car) to the cities of Edinburgh and Glasgow. The home itself enjoys attractive interiors too, including a well-appointed dining kitchen and three-piece bathroom. It also has the advantage of a private parking space and a suntrap garden.

Adding to its appeal, there are lots of green spaces and idyllic walking routes nearby. Plus, it is close to local schools and is within easy reach of regular bus links. Livingston North train station is also nearby for easy commutes and journeys further afield. Furthermore, the Livingston Designer Outlet and The Centre are only 10 minutes away by car, placing a wide range of high-street stores, supermarkets, and various leisure facilities at your ease and disposal.







VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A charming mid-terrace house
- Situated in popular Livingston
- Welcoming entrance porch
- Living room with focal-point fireplace
- Dining kitchen with French doors to garden
- Southwest-facing double bedroom
- Versatile second bedroom/office with storage
- Three-piece bathroom
- Secure external store to the front
- Private parking space to the front
- Enclosed, southwest-facing rear garden







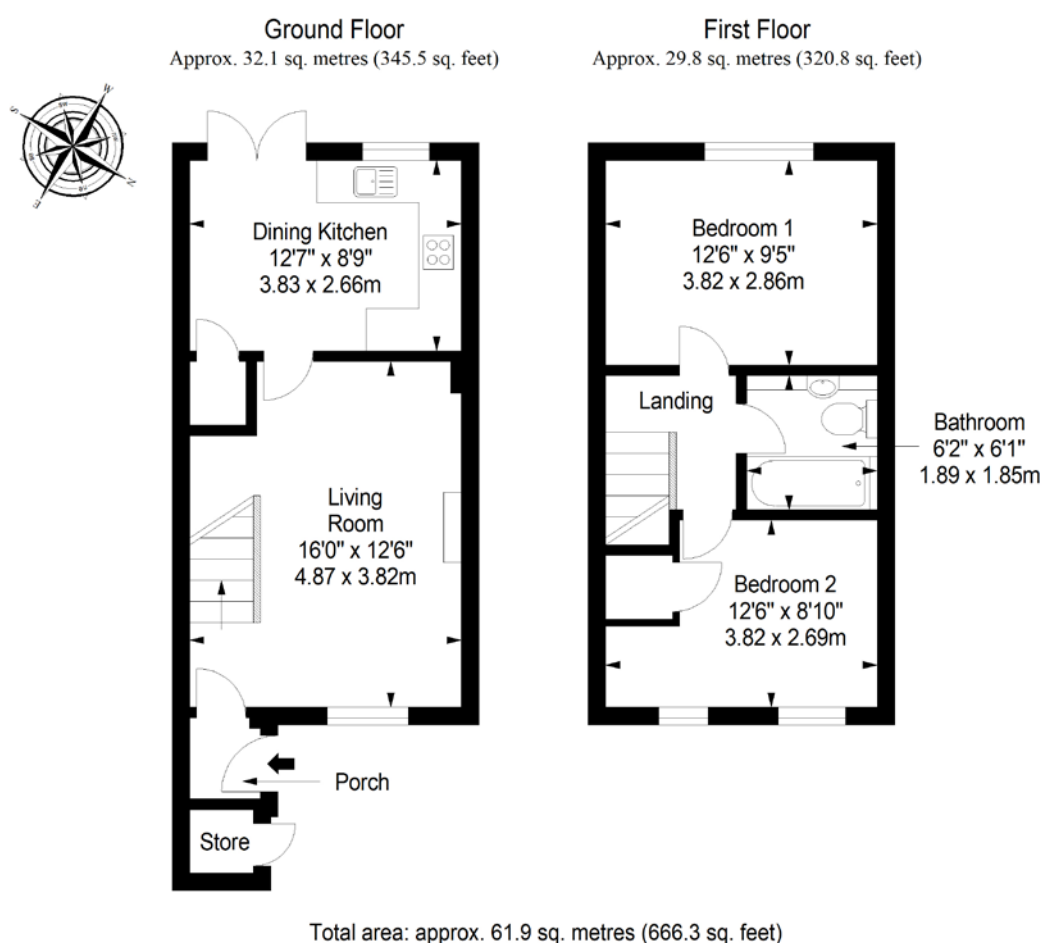
Extras: integrated kitchen appliances (oven and gas hob) and a small garden toolshed with a lawnmower/trimmer and extra smaller tools to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by GreenBelt at an approximate yearly cost of £220, which covers pest control, fly-tipping, arboricultural works, etc.



LIVINGSTON, WEST LOTHIAN

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Xcite Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.



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