



67 Fergus Avenue, Livingston, West Lothian, EH54 6BB

Immaculately Presented Three-Bedroom, Mid-Terraced Home with a Garden

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Property Description

Immaculately presented, bright and spacious, three-bedroom, mid-terraced house with a garden. Set 'off-street', in an established residential development of Livingston, West Lothian.

Comprises an entrance hallway, a semi-open-plan living/dining room and kitchen, two double bedrooms and a single bedroom, and a family bathroom.

Finished to an exemplary standard, with contemporary flooring, upgraded doors, and a modern fitted kitchen and stylish bathroom. Further features include double glazing, gas central heating, and good integrated storage, including a loft.

Externally, there is a southerly-facing rear garden with a lawn and wood-decked patio, and there is ample residential parking to the front.

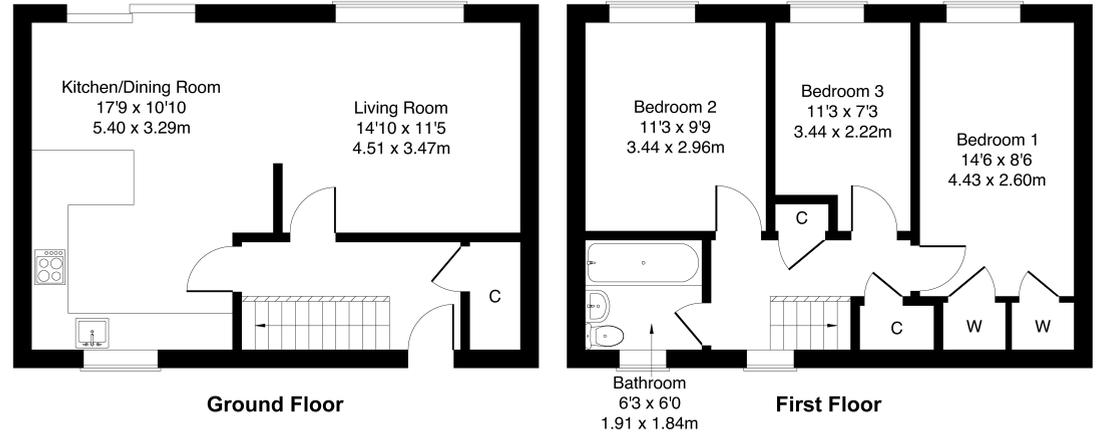
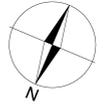
A welcoming entrance leads you into the property and through to the living room, which is finished with light, tasteful décor and contemporary flooring throughout, flowing seamlessly and providing direct access to the private garden, making it an ideal space for entertaining guests. The open-plan kitchen boasts a modern finish with granite countertops and a tiled splashback, a stainless-steel sink with drainer, an integrated double oven, an electric hob with canopy above, as well as a washing machine and dishwasher.

Upstairs, carpeted flooring provides access to all bedrooms, each finished in light tones and benefiting from wood-effect flooring, with bedroom one further enhanced by built-in cupboards ideal for storage and a wall-mounted TV point. Completing this beautiful family home is the bathroom, featuring a three-piece suite with a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Livingston, the largest town in West Lothian, offers an extensive range of shopping and leisure facilities, including the renowned Livingston Centre and Livingston Designer Outlet, alongside local shops and a variety of supermarkets. The town provides a wide choice of sports and recreational opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema and sports centres.

Highly regarded nursery, primary and secondary schooling is available locally, including St Andrew's Primary School, Toronto Primary School and St Margaret's Academy. Livingston also benefits from excellent transport connections, with the M8 motorway to the north and the A71 to the south, while two railway stations serve separate lines, providing regular links to Edinburgh, Glasgow and destinations across the region.





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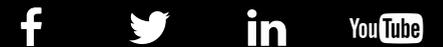
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