



Estate Agents and Solicitors

## 64 Edmonton Avenue, Livingston, West Lothian, EH54 6BH

Tastefully Presented & Spacious, Three-Bedroom, South-Facing, End-Terrace Home with Gardens

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# Property Description

Tastefully presented and spacious, three bedroom, south-facing, end-terrace family home with a private garden. Set off street, with a corner plot surrounded by shared green spaces, located in a quiet and established residential area of Livingston, West Lothian.

The property comprises a vestibule, hallway, living room, dining room, kitchen, three double bedrooms, and a modern shower room.

Features include a fitted kitchen with appliances, a stylish modern bathroom, contemporary flooring, upgraded modern internal doors and well-proportioned room sizes. Additional features include double-glazing, gas central heating, and good storage, including a loft and integrated wardrobes for each bedroom.

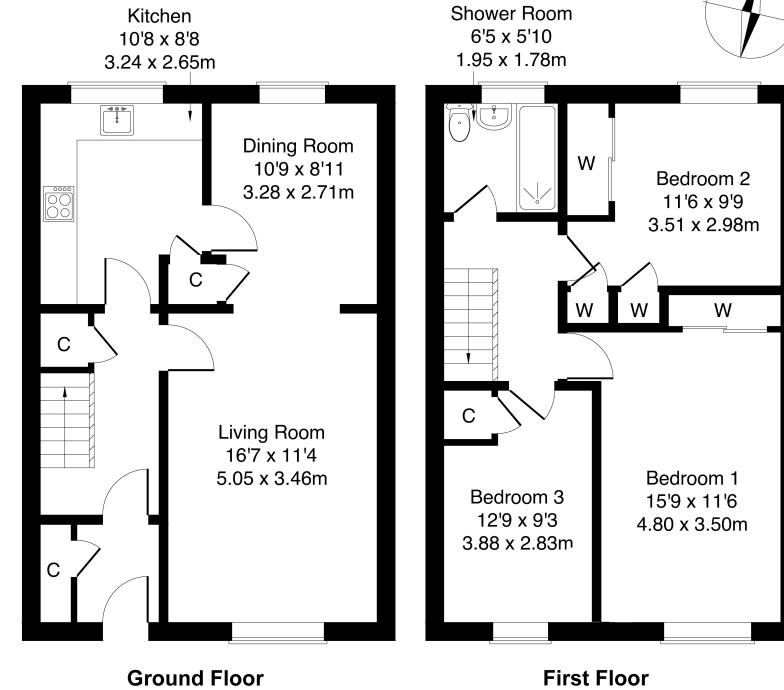
Externally, the property benefits from a generous enclosed garden to the front, with tall privacy hedging, a lawn and a patio.

A welcoming vestibule has built-in cloakwear space and opens to the main hallway, providing access to the carpeted stairs and throughout the ground floor. A bright and generous front-facing living room is open to the rear dining area, which has a built-in cupboard and a secondary door leading to the kitchen. A good-sized kitchen is set to the rear, with wood-effect units, stone-effect worktops, a composite sink with a drainer, a tiled splashback, an integrated fridge and separate freezer, an integrated dishwasher, and a freestanding washing machine and cooker with a gas hob.

Upstairs, three double bedrooms provide excellent space, each benefiting from built-in mirrored wardrobes. Completing the accommodation, set to the rear, the shower room is fitted with a modern suite, complete with a large walk-in mains shower, spotlighting, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



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

# Area Description

Located in a well-established residential area of Livingston, this home benefits from a variety of local amenities, including shops, supermarkets, and schools. The Centre Livingston and retail parks offer a wide range of shopping and dining options, while nearby parks and walking routes provide outdoor recreation. The area is

well-connected, with convenient access to the M8 for travel to Edinburgh and Glasgow, as well as train services from Livingston North and South stations. This property offers an excellent opportunity for those seeking a spacious home in a well-connected and convenient location.













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### Head Office

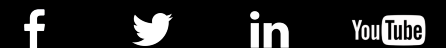
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