



55 Howatston Court, Livingston, West Lothian, EH54 7FH

Beautifully Presented, Three-Bedroom, Semi-Detached Home

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Property Description

Beautifully presented, three-bedroom, semi-detached home, with gardens. Set in a modern, factored, residential development, located in Livingston, West Lothian.

Comprises an entrance hall, living/dining, kitchen, utility/store, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen, modern bathroom suites, and continuous LVT flooring for the ground floor. In addition, there is gas central heating, double glazing, multiple TV points and good storage provision.

Externally, there is a small lawn and paved path to the front, whilst a generous rear garden features a lawn, patio and a summer house. This modern residential development provides maintained communal grounds, including a children's play area, and ample unrestricted residential parking.

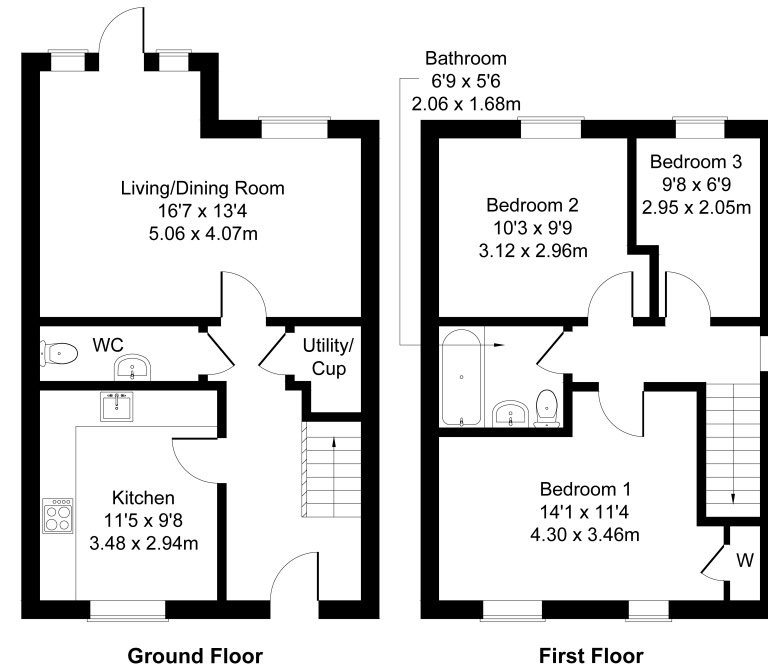
A welcoming entrance hall, with a utility cupboard and a WC, is finished with light, neutral decor and modern, wood-effect flooring which features throughout the ground floor. Set to the rear, a tastefully presented reception room, with access to the garden, offers a spacious, flexible floor plan for both lounge and dining furniture. A front-facing kitchen is fitted with contemporary, white units, wood-effect worktops and metro splashback tiling, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. Ample space is available for casual, seated dining.

Upstairs, the generously proportioned main bedroom is finished with modern, neutral decor and carpeting, and includes built-in wardrobe storage. Rear-facing, with views across the garden, two further bedrooms are equally well-finished and offer good-sized, versatile spaces, with options for alternative use.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled, splash walls.

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Approximate Gross Internal Area: (904 sq ft - 84 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, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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