



95 Huntly Avenue, Deans

Offers Over £142,000





# 95 Huntly Avenue

Deans, Livingston

Upgraded Three Bedroom Terraced Villa

Council Tax band: B

Tenure: Freehold

- Sleek modern Kitchen
- Lounge with French Doors
- Recently installed combi gas central heating boiler and radiators
- HIVE thermostat
- Large Decked Patio







**Hall**

Access through UPVC door with opaque double glazed inset and opaque glazed side panel. Laminated flooring through hall and lounge. Carpeted staircase to upper landing. Understair cupboard housing combi gas central heating boiler. Radiator.

**Lounge**

15' 6" x 10' 6" (4.73m x 3.21m)

French doors leading to large decked patio and rear garden. Radiator.

**Fitted Kitchen**

16' 2" x 9' 1" (4.93m x 2.77m)

Recently fitted with sleek base and wall mounted units, drawers, ceramic hob, fan assisted oven, extractor hood, integrated tumble drier and microwave, stainless steel sink, side drainer and mixer tap, complementary worktops and matching splashbacks. Space for America style fridge/freezer and plumbed for washing machine. Storage cupboard. UPVC/opaque glazed door to rear garden. Rear facing window with taped venetian blind. Ceramic tiled floor, radiator.

**Upper Landing**

Doors to bedrooms and bathroom. Front facing window with taped venetian blind. Hatch to loft.

**Bedroom One**

13' 7" x 10' 3" (4.15m x 3.12m)

Spacious bedroom with two rear facing windows and taped blinds. Shelved cupboard. Radiator.

**Bedroom Two**

11' 6" x 7' 9" (3.51m x 2.36m)

Good sized bedroom with rear facing window. Fitted carpet, radiator.

**Bedroom Three**

11' 6" x 8' 8" (3.51m x 2.64m)

Third good sized bedroom with front facing window. Radiator.





## GARDEN

Small front garden and fully enclosed terraced rear garden with decked patio on top level with astro turf below.

## ON ROAD

Ample on street parking closeby.











## KnightBain Estate Agents

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