



37 Granby Avenue, Livingston

Offers Over £164,000



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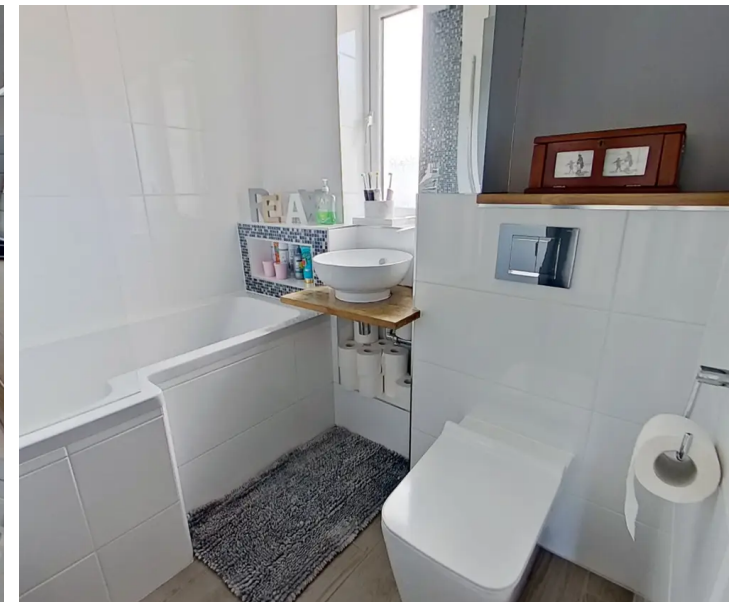
Livingston, Livingston

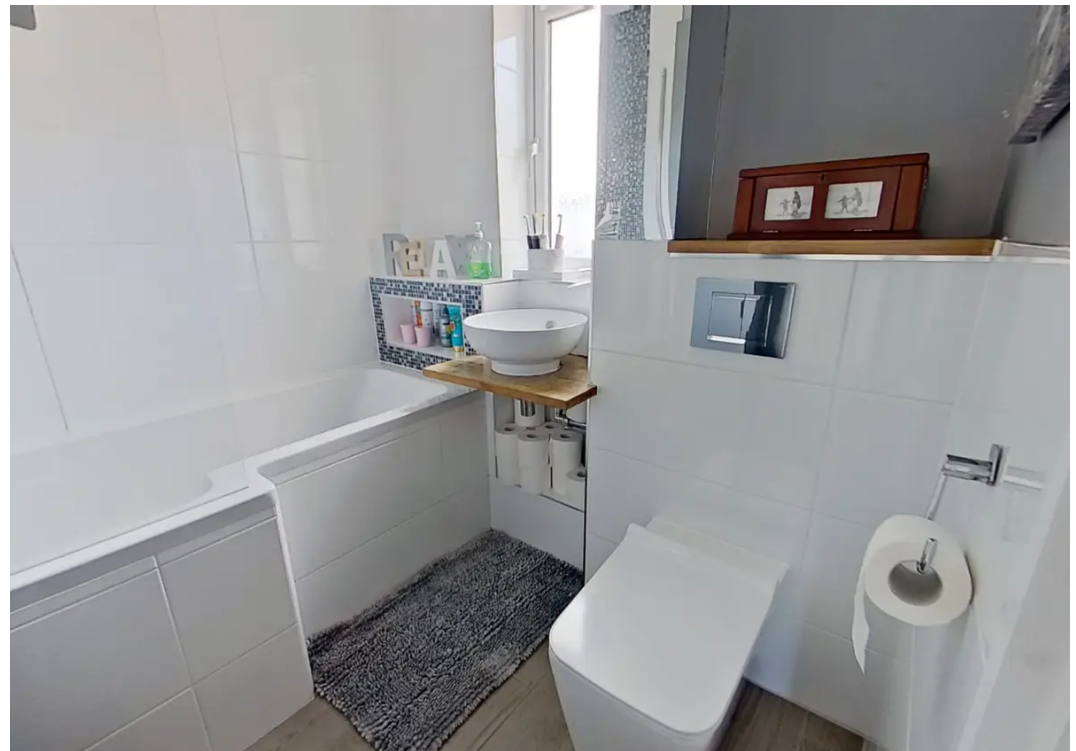
Mid Terraced Villa with open outlooks

Council Tax band: B

Tenure: Freehold

- All 'I's in the Home Report
- Walk-in Condition
- Three good sized bedrooms, two with fitted wardrobes
- Upgraded Bathroom and Downstairs WC
- Lovely Gardens to Front and Rear/Metal Shed
- Recently installed Combi Boiler and radiators
- External Wall Insulation
- Spacious Fitted Kitchen/Breakfast Room





Hall

Access through door with opaque double glazed insets into welcoming entrance hall. Glazed doors to lounge/dining room and kitchen/breakfast room and doors to downstairs WC, walk-in cupboard housing Weissmann combi gas central heating boiler, gas and electric meters and consumer unit, and cupboard with shelf and hanging rail. Laminate flooring through hall and kitchen/breakfast room. Hardwood/laminate staircase. Radiator with cover, light fitting.

Downstairs WC

Recently fitted with small wash hand basin with mixer tap and WC with wall mounted flush. Stylish tiling to dado height. Wall mounted cabinet, vertical chrome radiator, quality tiled flooring, light fitting.

Lounge/Dining Room

22' 5" x 10' 5" (6.84m x 3.17m)

Spacious sitting/dining room with front and rear facing windows and roller blinds. Fitted carpet. two radiators, stylish light fittings.

Fitted Kitchen/Dining Room

11' 8" x 10' 8" (3.55m x 3.26m)

Fitted with base and wall mounted units and drawers, gas hob with glass splashback, wall mounted double oven, integrated dishwasher and freezer, sink, side drainer and mixer tap. Complementary worktops with stylish tiling above. Space for washing machine, tumble drier and fridge/freezer. Rear facing window with roller blind. UPVC/opaque glazed door to rear garden. Downlighters.

Upper Landing

Front facing window with Roman blind. Doors to bedrooms and bathroom. Shelved cupboard concealed behind three sliding doors and cupboard with double hanging rails. Built-in book shelves. Laminate flooring through landing and bedrooms. Downlighters.

Bedroom One

10' 10" x 10' 2" (3.29m x 3.09m)

Double bedroom with rear facing window and Roman



GARDEN

Lovely fully enclosed gardens to front and rear. The front garden is paved and has raised flower beds, a chipped area with miniature trees and a garden seat. The rear garden has decked steps leading down to suntrap slabbed area and grass with flower borders, pots and herb planter. Large metal shed.

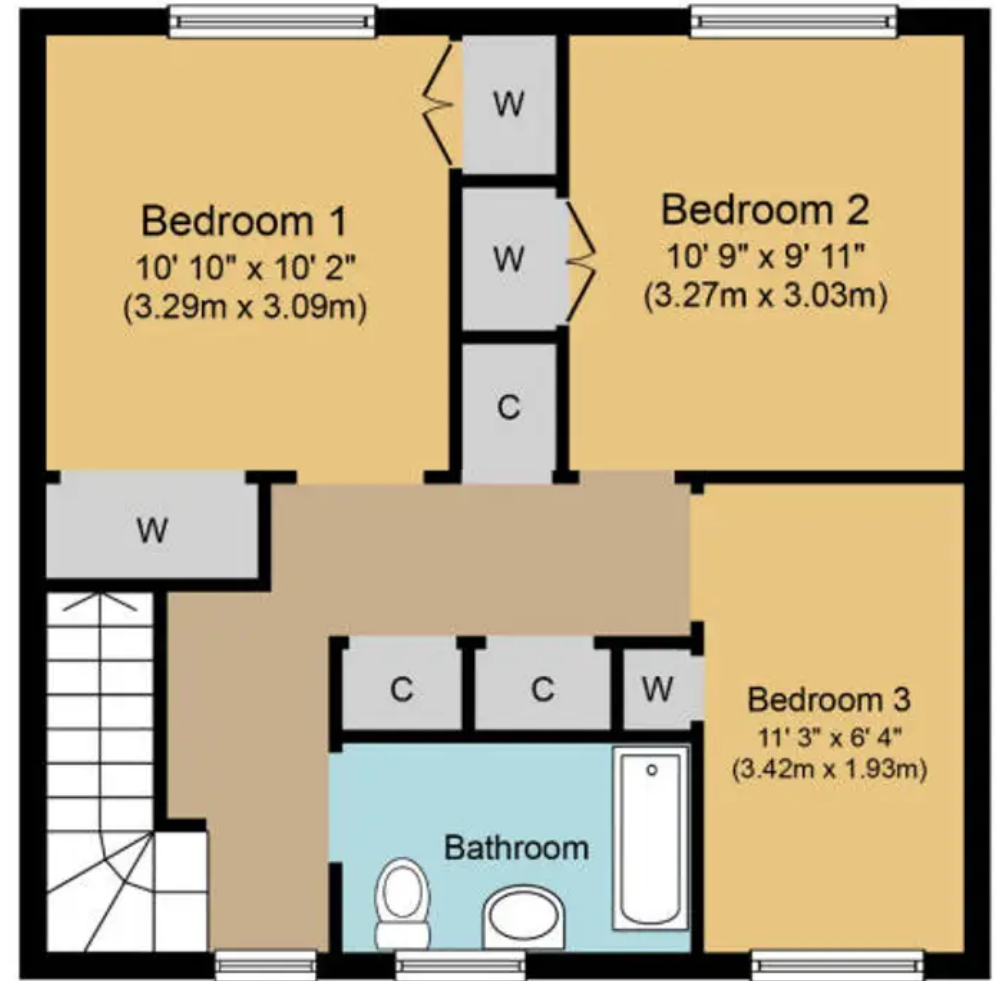
ON ROAD

Ample parking closeby.





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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