

20 HARBURN AVENUE, LIVINGSTON, WEST LOTHIAN EH54 8NQ



MUST VIEW! Sneddon Morrison Estate Agents are delighted to offer this spacious three-bedroom mid-terraced villa, set within a convenient location, to the open market. The property requires some modernisation throughout and benefits from gas central heating and double-glazing. Comprising:

- Entrance Hallway, Lounge, Dining area, Kitchen, WC, Three Bedrooms, Shower room, Gardens to front & rear & Garage & Driveway



This ideal three-bedroom mid-terraced villa lies in a quiet location within the popular Deans area of Livingston and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter the hallway. The lounge, which is a bright and airy room, benefits from two windows to the front, allowing volumes of natural light. The dining area is located to the rear and provides access to the kitchen.

The kitchen has ample base and wall-units with coordinated worktops, a composite sink with drainer and a range of integrated and freestanding appliances. The room has laminate flooring and a PVCU glazed door, which provides access to the rear garden.

All three bedrooms are of a good size with carpet to the floor and space for a range of freestanding furniture. Bedroom one benefits from a wall-to-wall fitted wardrobe, providing ample storage.

The shower room comprises of a WC and wash hand basin set within a vanity unit and a walk-in electric shower. The room has a heated towel radiator and partially tiled walls. The downstairs WC has a white suite with vinyl flooring.

The property has gardens to the front and



rear. The front garden is of open aspect and consists of a mono block path leading to the property and an area of lawn with a border of shrubs and bushes. The driveway provides off-street parking and access to the single garage. The rear garden is partially paved with a large decked area, offering a great place to relax and enjoy the sunshine or entertain family and friends.

Home Report Value £ 170,000

Total Floor Area – 96 m²

Council Tax: C - £1,236.41 per year

EXTRAS - Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

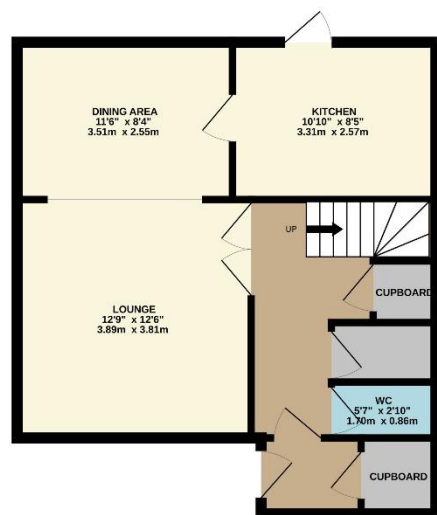
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

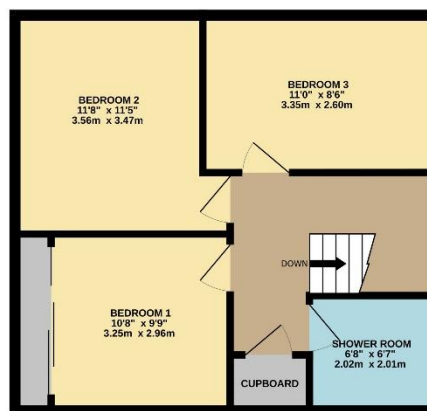
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



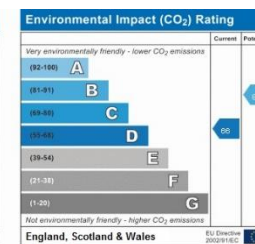
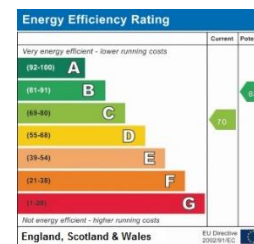
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Email: ss@sneddons-ssc.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106