



69 Harburn Avenue, Deans

Offers Over £180,000



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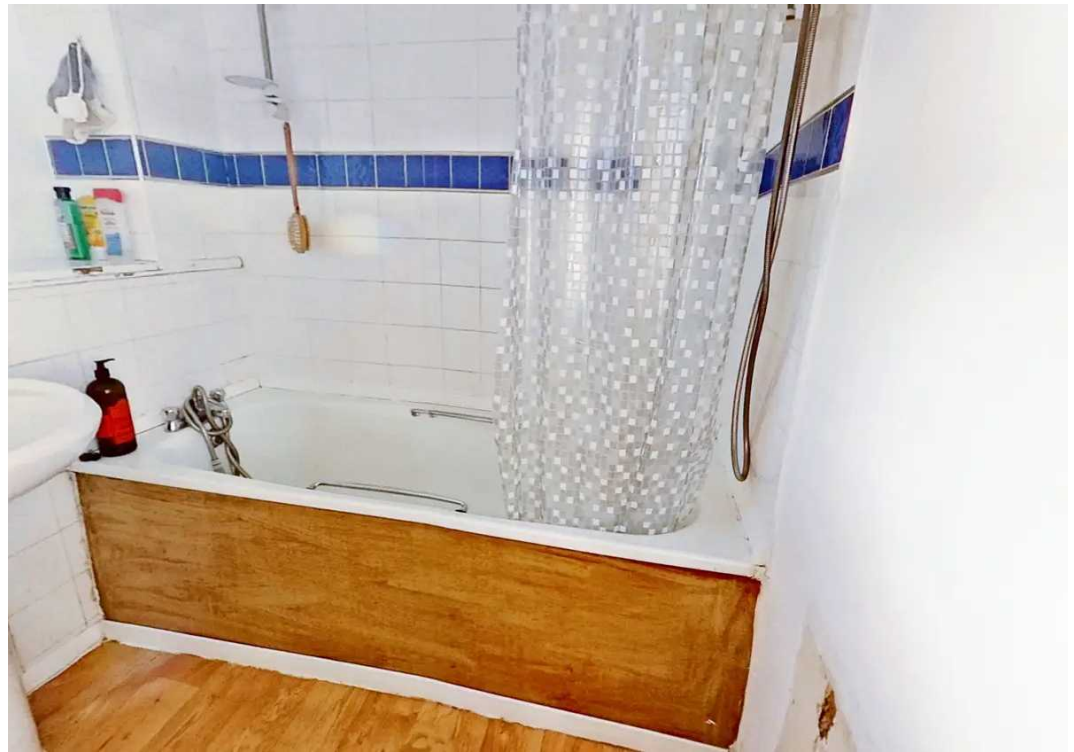
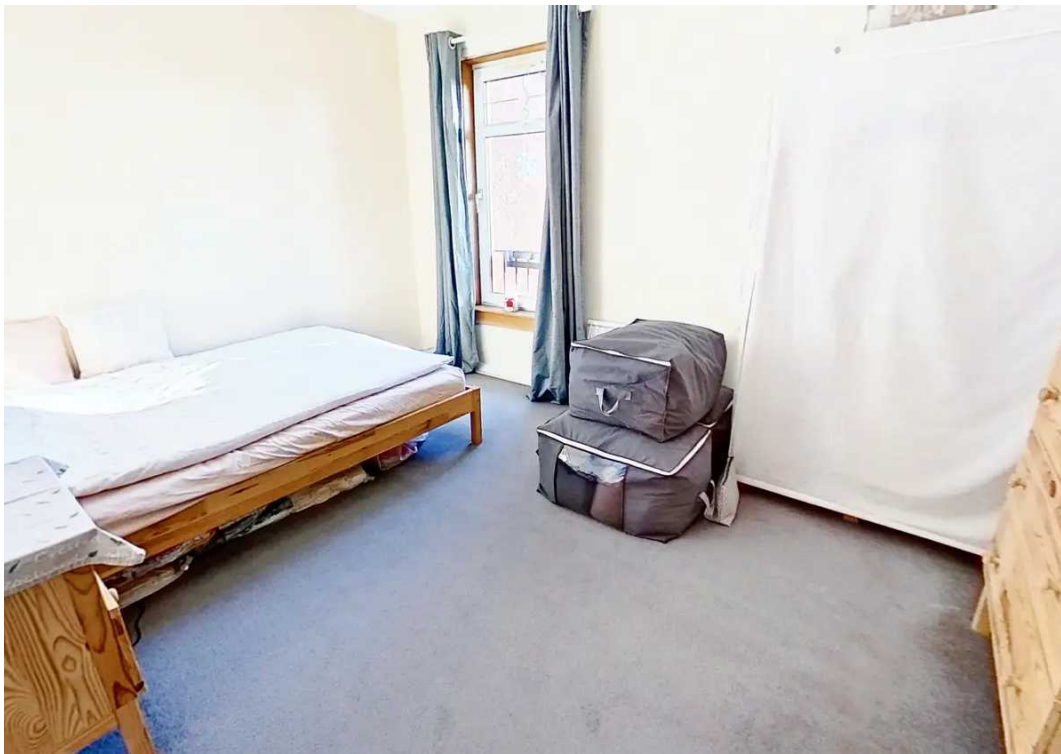
Deans, Livingston

Council Tax band: C

Tenure: Freehold

- Garage
- 3 Double Bedrooms
- Woodland Backdrop
- Close to Meldrum Primary School and Deans High School
- Close to Livingston North Train Station
- Close to Carmndean Centre





Vestibule

Access through UPVC/opaque double glazed door. Cupboard housing solar panel control unit. Small cupboard housing gas meter. Opening to lounge/dining room.

Lounge/Dining Room

22' 6" x 21' 6" (6.86m x 6.55m)

Exceptionally spacious lounge/dining room. Front and rear windows. Staircase to upper landing. Two radiators.

Kitchen

10' 8" x 8' 4" (3.25m x 2.54m)

Fitted with base and wall mounted units, 1.5 bowl sink, side drainer and mixer tap. UPVC door with opaque double glazed insets. Rear facing window overlooking woodland. Radiator.

Upper Landing

Doors to bedroom, bathroom and cupboard housing combi gas central heating boiler. Hatch to insulated loft. Fitted carpeting through landing and bedrooms.

Bedroom One

12' 5" x 9' 6" (3.78m x 2.90m)

Double bedroom with front facing window. Radiator.

Bedroom Two

12' 5" x 11' 7" (3.78m x 3.53m)

Another double bedroom with rear facing window. Radiator.

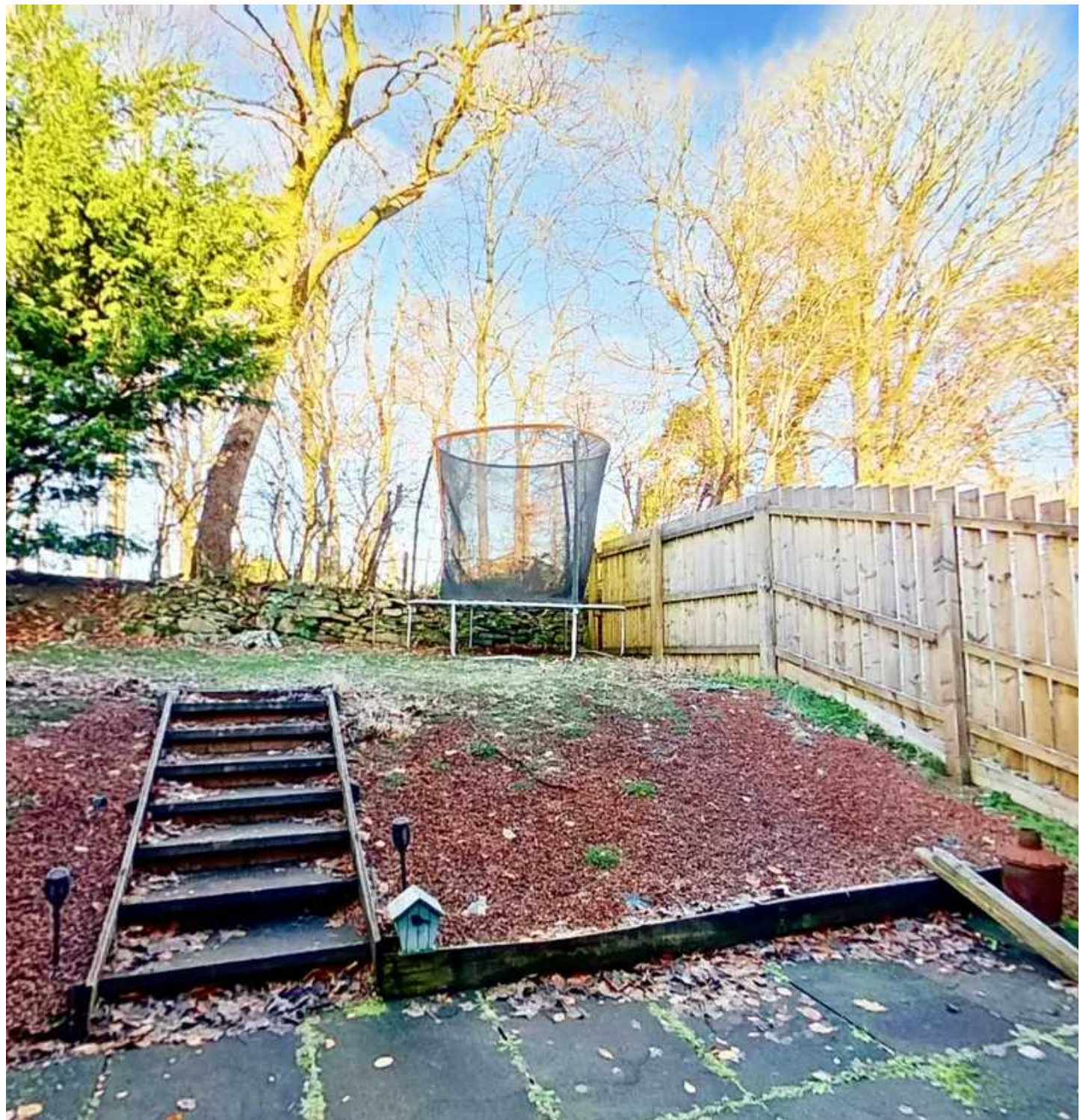
Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

Third double bedroom with rear facing window. Radiator.

Bathroom

Fitted with bath with mixer tap shower attachment and electric shower, pedestal wash hand basin with mixer tap and dual flush WC. Opaque glazed window.



GARDEN

Gardens to front and rear.

GARAGE

Single Garage

Garage with up and over door.





KnightBain Estate Agents

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