



19 Huron Avenue, Livingston, EH54 6LF.

Offers Over £180,000



This fantastic 4 bedroom terraced house is located in the highly sought-after area of Livingston, presenting a wonderful opportunity for those seeking spacious bedrooms and office space. Situated on Huron Avenue, this property is perfect for a growing family. Lorna MacDonald and RE/MAX Property are thrilled to bring this remarkable home to the market.

Howden is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema and sports facilities available locally. Commuter links are good from this area, via Livingston North train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as do the local high schools.

#### **Front Garden**

The welcoming approach is paved for low maintenance convenience. A removable ramp provides easy access to the front door, while bay parking is available at the front of the property.

#### **Entrance Vestibule**

Entry to this inviting vestibule is through a uPVC door with a window. The neutral décor begins with white wood panel walls and laminate flooring. There is a cupboard providing storage space. A ceiling light finishes the space.

#### **Hallway**

Modern décor continues into the hallway with beige painted walls and laminate flooring. Two generously sized storage cupboards can be found in this area. There is a ceiling light, smoke detector, sockets and a radiator.

#### **Lounge Diner**

22' 7" x 11' 5" (6.88m x 3.47m)

This superb room has neutral papered walls, with a feature wall, and carpet to the floor. A window to the front and patio doors to the rear allow lots of natural light into the room, being further enhanced by two ceiling lights. The fireplace, featuring a beige stone hearth and back with a wooden surround, serves as an elegant focal point. Two radiators, power points and smoke detectors are also provided.

### Breakfasting Kitchen

10' 10" x 11' 9" (3.29m x 3.59m)

The attractive and spacious kitchen features stunning light grey gloss wall and floor-mounted units, complemented by wood-effect work surfaces and splashbacks. The room is decorated with white painted walls and laminate flooring, creating a modern and clean look. It boasts an eye-level oven and microwave, a four-ring gas hob with a glass splashback, a stainless steel extractor hood, and integrated appliances including a washing machine, tumble dryer, dishwasher, and fridge freezer—all included in the sale. Natural light streams in through a window and a rear UPVC door with an additional window. The sink area includes a stainless steel sink with a mixer tap and drainer. Additional amenities include a ceiling light, a radiator, a heat detector, and multiple power points, ensuring both functionality and safety.

### Living Level Toilet

4' 3" x 2' 8" (1.30m x 0.81m)

This essential room for modern day living has been decorated with white tiled walls complemented by black tiles to the floor. The suite comprises of a close coupled toilet and a corner wall hung sink. Completing the space is a ceiling light and an extractor fan.

### Stairs and Landing

The stylish décor continues with carpeted stairs and landing and neutral papered walls. There are four cupboards providing storage space. A window allows natural light to flow into this area. Two ceiling lights, a smoke detector and an attic hatch complete this space.

### Primary Bedroom

10' 10" x 11' 0" (3.31m x 3.36m)

This delightful room features a tasteful combination of two neutral papered walls and two patterned walls, complemented by cozy carpeted flooring. An integrated sliding mirror door wardrobe offers ample hanging and shelving space. A window to the rear of the property allows plenty of natural light to flood in, enhanced by a ceiling light. A radiator and power points are provided.





#### **Bedroom Two**

10' 4" x 10' 10" (3.15m x 3.31m)

This spacious double room is elegantly finished with grey wallpaper and a stylish feature wall, complemented by carpeted flooring. A side window allows natural light to fill the space, enhanced by a ceiling light. The room is also equipped with multiple power points and a radiator for added comfort and convenience.

#### **Bedroom Three**

10' 11" x 10' 2" (3.33m x 3.11m)

This third spacious double bedroom features neutral walls and laminate flooring, creating a clean and modern aesthetic. A rear-facing window allows natural light to brighten the room. The integrated wardrobe offers ample storage space. Additional amenities include power points, a ceiling light, and a radiator.

#### **Bedroom Four**

11' 7" x 7' 5" (3.52m x 2.27m)

This fourth bedroom has yellow walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. Power points and a radiator are supplied.

#### **Family Bathroom**

6' 2" x 6' 6" (1.89m x 1.99m)

This lovely modern bathroom features white tiled walls and black floor tiles. A front-facing window allows natural light to illuminate the space, complemented by a ceiling light. The suite includes a white gloss vanity with a sink, a close-coupled toilet, and a bath. Additionally, a chrome towel radiator adds a touch of sophistication and functionality.

#### **Shower Room**

5' 8" x 2' 10" (1.72m x 0.86m)

This additional shower room is tastefully decorated with light grey wet wall panels and tile effect laminate flooring. It features a shower unit equipped with an electric shower. The room is completed with a ceiling light and an extractor fan.

### Rear Garden

The fantastic, low-maintenance garden provides an enclosed space perfect for relaxation or entertaining. It features a wooden decking area directly outside the house, connected by a monoblock path to a paved seating area at the top. The garden is beautifully finished with a grassed area and planted beds. Surrounded by fencing on all sides for privacy, it also includes a rear access gate. A wooden shed, which will be included in the sale, offers additional storage.

### Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

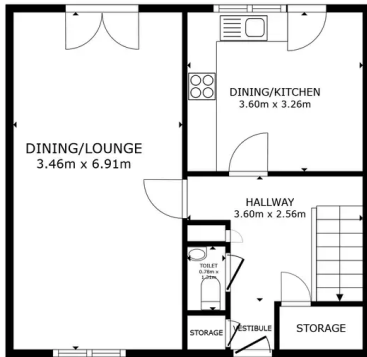
### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

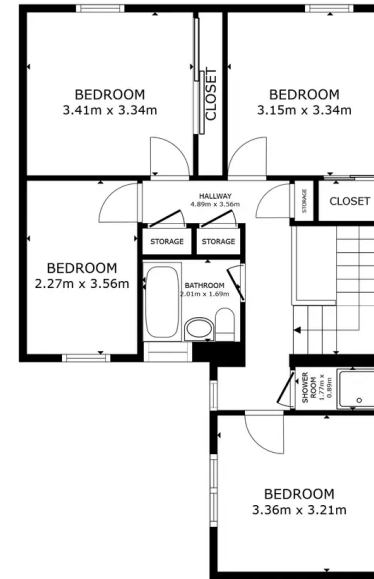




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 65.3 m<sup>2</sup>  
TOTAL : 114.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 65.3 m<sup>2</sup>  
TOTAL : 114.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.