



55 Nelson Avenue, Livingston

Livingston

Offers Over **£140,000**





## 55 Nelson Avenue

Livingston, Livingston

Welcome to this charming and spacious two-bedroom home located at 55 Nelson Avenue, offering a comfortable and contemporary living experience. This property is perfect for those seeking a cosy yet well-proportioned home.

Upon entering, you are greeted by a welcoming hallway leading to the primary living areas. The lounge is a bright and inviting space perfect for relaxation and entertaining guests. Adjacent to the lounge is the dining area, providing ample room for family meals.

The kitchen boasts plenty of counter space and storage options, ideal for those who love to cook. This area also benefits from natural light, making it a pleasant space to prepare meals.



The first floor comprises two spacious double bedrooms, and a study.

Bedroom 1 offers a comfortable retreat with ample space for additional furnishings. Bedroom 2 is an equally spacious double bedroom.

The study is currently posed as a dressing room, but could also be utilised as space for working from home, or as a small hobby room.

The recently upgraded bathroom features modern fixtures and a stylish design, offering a luxurious experience for daily routines.

To the front of the property, you will find shared parking, providing convenience and ease of access for residents and visitors alike.

This delightful home is situated in a popular location, offering a blend of comfort, modern amenities, and practicality. Don't miss the opportunity to make this wonderful property your new home.

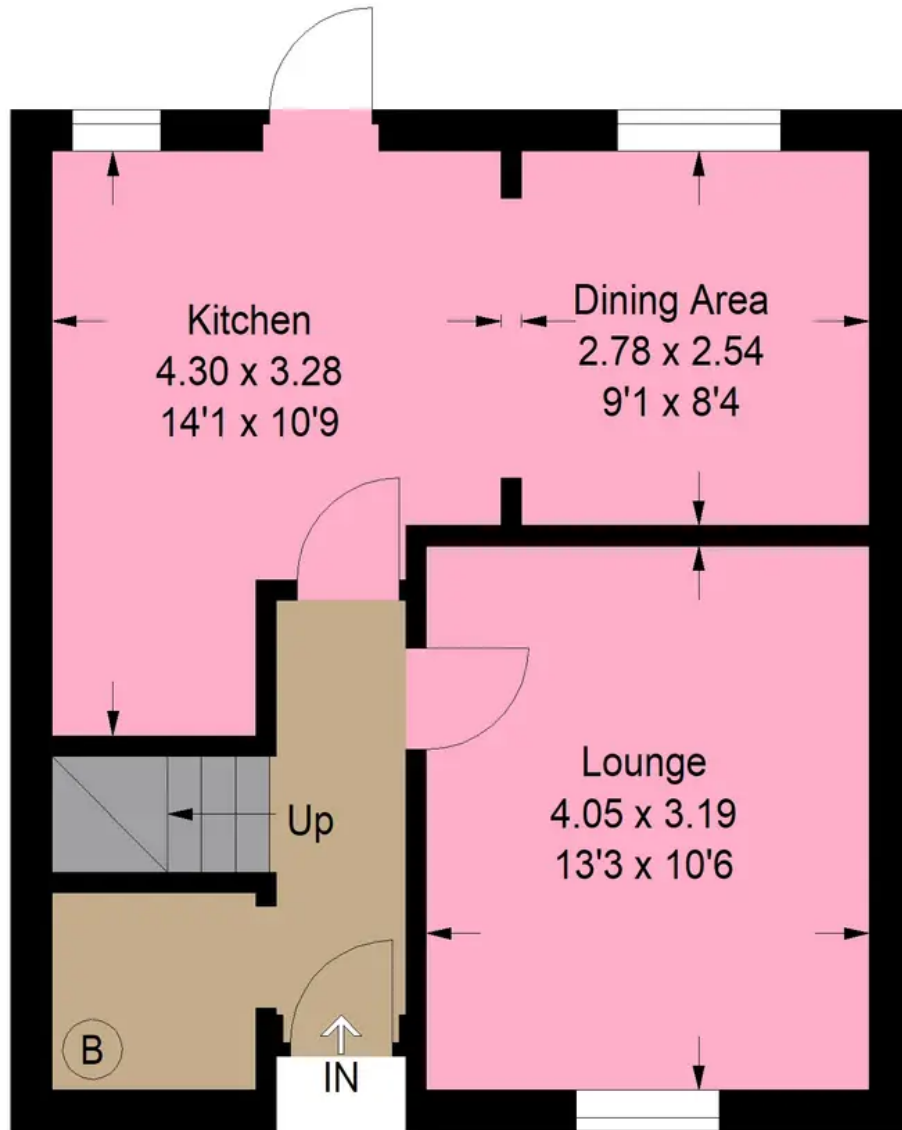




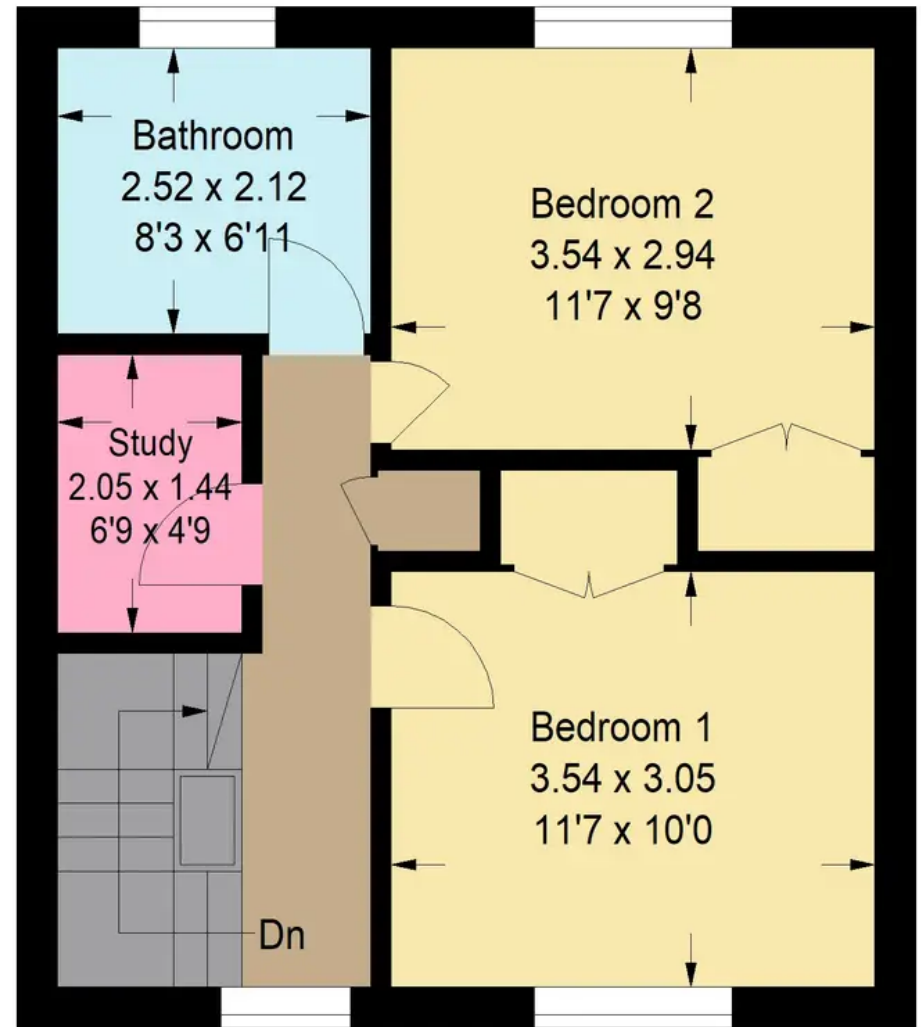




Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1104347 / Ref:88650)





## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

