



FOR SALE  
**RE/MAX**  
REAL ESTATE

 **RE/MAX**  
Property

56 Nelson Avenue, Livingston, EH54 6BZ.

Offers Over £105,000



This great mid terraced house in Nelson Avenue is ideal for investors or those looking for a small renovation project. Lorna MacDonald and RE/MAX Property are delighted to bring this 2 bedroom, and box room, property 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**

You enter the front garden through a gate to a paved path to the front door. The majority of this outdoor space has been finished with grass and there are mature hedges. There is an outside cupboard in the front vestibule area. There are parking spaces available to the front of the property.

#### **Hallway**

Entry to the hallway is through a metal door. The décor begins with white papered walls and laminate flooring. An under stair storage cupboard can be found in this area. There is a ceiling light, a smoke detector, a power point and a radiator.

#### **Lounge Diner**

22' 7" x 10' 4" (6.89m x 3.14m)

6.886m x 3.141m narrowing to 2.560m (22'07" x 10'03" narrowing to 8'04") This spacious room has papered grey walls, and a feature pattern papered wall, and laminate to the floor. Two large windows, one to the front and one to the rear, allows lots of natural light into the room, being further enhanced by two ceiling lights. Two radiators and power points complete this area.

### **Kitchen**

7' 10" x 10' 10" (2.40m x 3.30m)

The heart of the home, this room has many wall and floor mounted units with light grey frontages along side co-ordinating grey work surfaces. Decorated with magnolia painted walls, white tiled splashback and grey vinyl flooring. There is a free standing electric oven, grill and 4 ring hob, an under counter washing machine and a tall fridge freezer, which will all be included in the sale. Natural light enters from the window and part glazed upvc door to the rear, being enhanced by a ceiling light. The sink area comprises of a stainless steel sink with drainer and mixer tap. There is a large built in storage cupboard. A radiator, power points and an extractor fan complete this room.

### **Stairs and Landing**

The décor continues with carpeted stairs and landing and cream papered walls. A widow to the front allows natural light into this area. A shelved built in cupboard provides storage space. Two ceiling lights and a smoke detector complete this area.

### **Primary Bedroom**

10' 0" x 10' 8" (3.06m x 3.24m)

This generous sized room has magnolia walls and carpet to the floor. There is an integrated wardrobe, providing an abundance of hanging and shelving space. A window to the front of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

### **Bedroom Two**

10' 2" x 10' 8" (3.11m x 3.25m)

This second double bedroom has been finished with papered walls, one patterned, and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides storage space. Power points and a radiator are also provided.





#### **Box Room**

6' 11" x 5' 7" (2.12m x 1.71m)

This great additional space has been finished with painted walls and carpet to the floor. There is a ceiling light and an attic hatch included.

#### **Bathroom**

6' 3" x 8' 10" (1.91m x 2.69m)

This room has been finished in neutral tones. Decorated with papered walls, cream tiled walls around the bath area and black vinyl to the floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of a mains shower over a bath, a close coupled toilet and a built in sink. A radiator is also included.

#### **Rear Garden**

Mature planting can be found in the garden to the rear of the property.

#### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. The property is sold as seen. 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**

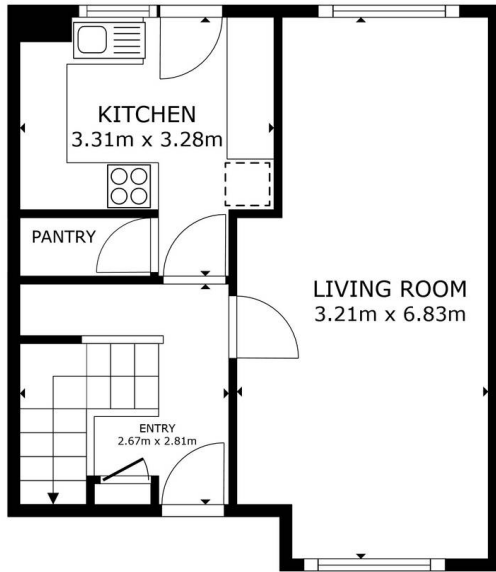
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

#### **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.

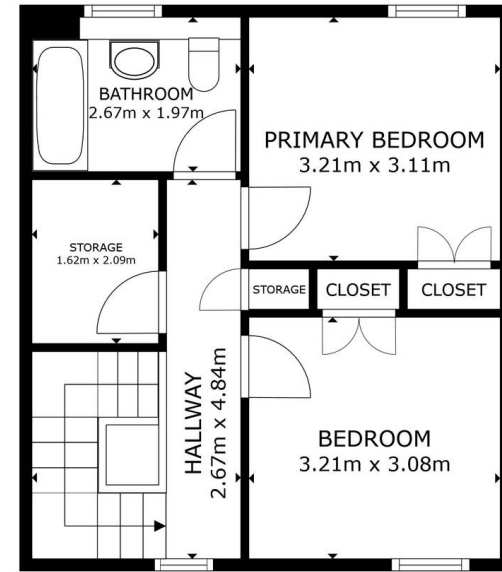


FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 38.9 m<sup>2</sup> FLOOR 2 41.3 m<sup>2</sup>  
 TOTAL : 80.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 38.9 m<sup>2</sup> FLOOR 2 41.3 m<sup>2</sup>  
 TOTAL : 80.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

Remax Property, Remax House - EH54 6TS

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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.