



112 Nelson Avenue, Livingston

In Excess of £175,000



RE/MAX
Estate



112 Nelson Avenue

Livingston, Livingston

Nicole McFarlane and RE/MAX Estates proudly present 3-bed mid-terraced family home in pristine condition, newly decorated throughout. Modern finishes, bright spaces, and stylish design. Tranquil bedrooms, contemporary kitchen, and shower room. Freehold property. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

8' 2" x 5' 10" (2.50m x 1.77m)

Enter the property through a half-glazed PVC door into a welcoming entrance hall, which provides access to the W/C, two spacious storage cupboards, lounge, kitchen, and upper landing. The hall features new wood laminate flooring and a central light fixture, creating a bright and inviting first impression.

Kitchen

10' 6" x 11' 7" (3.21m x 3.53m)

The kitchen is newly decorated with a modern design, featuring a sleek gas hob, built-in oven, extractor fan, and ample space for a washing machine, dryer, and dishwasher. The durable vinyl flooring complements the contemporary style, while generous storage options keep everything organised. Recessed spotlights provide bright, even lighting, and a large rear-facing window offers a pleasant garden view. A half-glazed PVC door opens directly to the rear garden, adding both convenience and natural light.

Lounge Diner

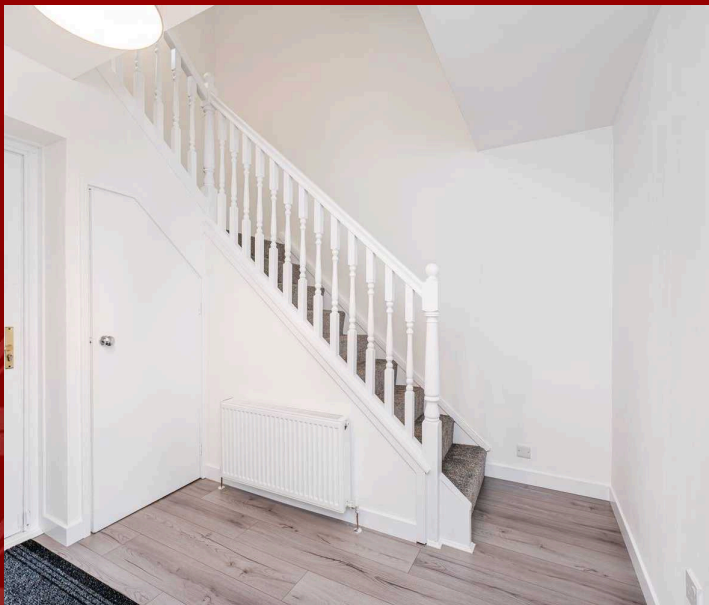
22' 7" x 10' 5" (6.89m x 3.18m)

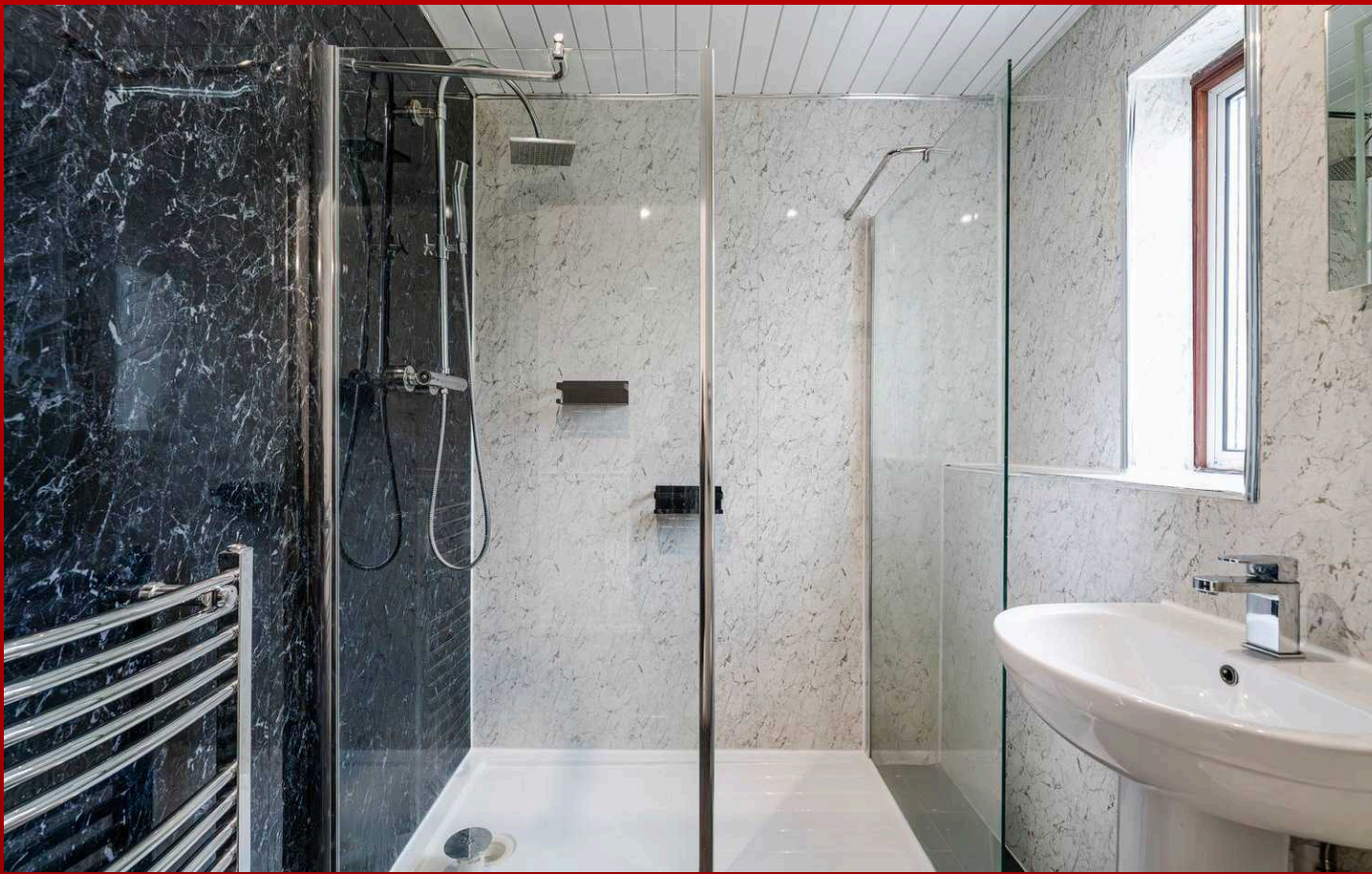
The newly decorated lounge diner is a bright and spacious room, featuring an electric fireplace with an exposed brick surround that adds a charming focal point. A large front-facing window floods the space with natural light, while sliding doors provide easy access to the rear garden. There is ample room for a dining table and chairs, making it the perfect setting for both relaxation and entertaining.

Cloakroom W/C

4' 4" x 2' 7" (1.31m x 0.78m)

The cloakroom WC features a ceramic sink with a stylish splashback tiled behind, along with a modern toilet. A central light fixture provides bright illumination, making the space both functional and inviting.





Upper Landing

11' 9" x 3' 0" (3.57m x 0.91m)

The upper landing offers access to all bedrooms, the shower room, and three spacious storage cupboards. Newly decorated, it features fresh paint and new carpets, creating a bright and inviting transition space that enhances the overall charm of the home.

Shower Room

6' 6" x 5' 5" (1.99m x 1.66m)

The shower room features a spacious walk-in shower enclosed by sleek glass screens, complete with both a rain shower and a handheld showerhead for added convenience. A modern ceramic sink with a mixer tap and a stylish WC provide a contemporary touch. The room is equipped with a chrome heated towel rail, ensuring warmth and comfort. The wet wall adds a practical and stylish element, while vinyl flooring with a tile effect and recessed spotlights create a bright and inviting atmosphere.

Bedroom One

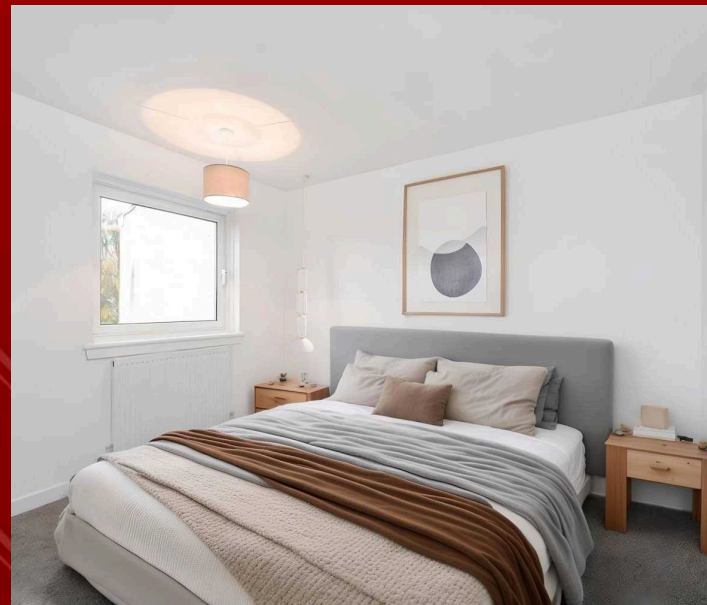
14' 0" x 10' 1" (4.27m x 3.07m)

Bedroom One is newly decorated, featuring fresh paint and new carpets. It offers ample space for a double bed and free-standing furniture. A double fitted wardrobe provides additional storage, while a large rear-facing window showcases stunning views of the Pentland Hills, enhancing the room's bright and airy feel.

Bedroom Two

10' 2" x 10' 8" (3.09m x 3.24m)

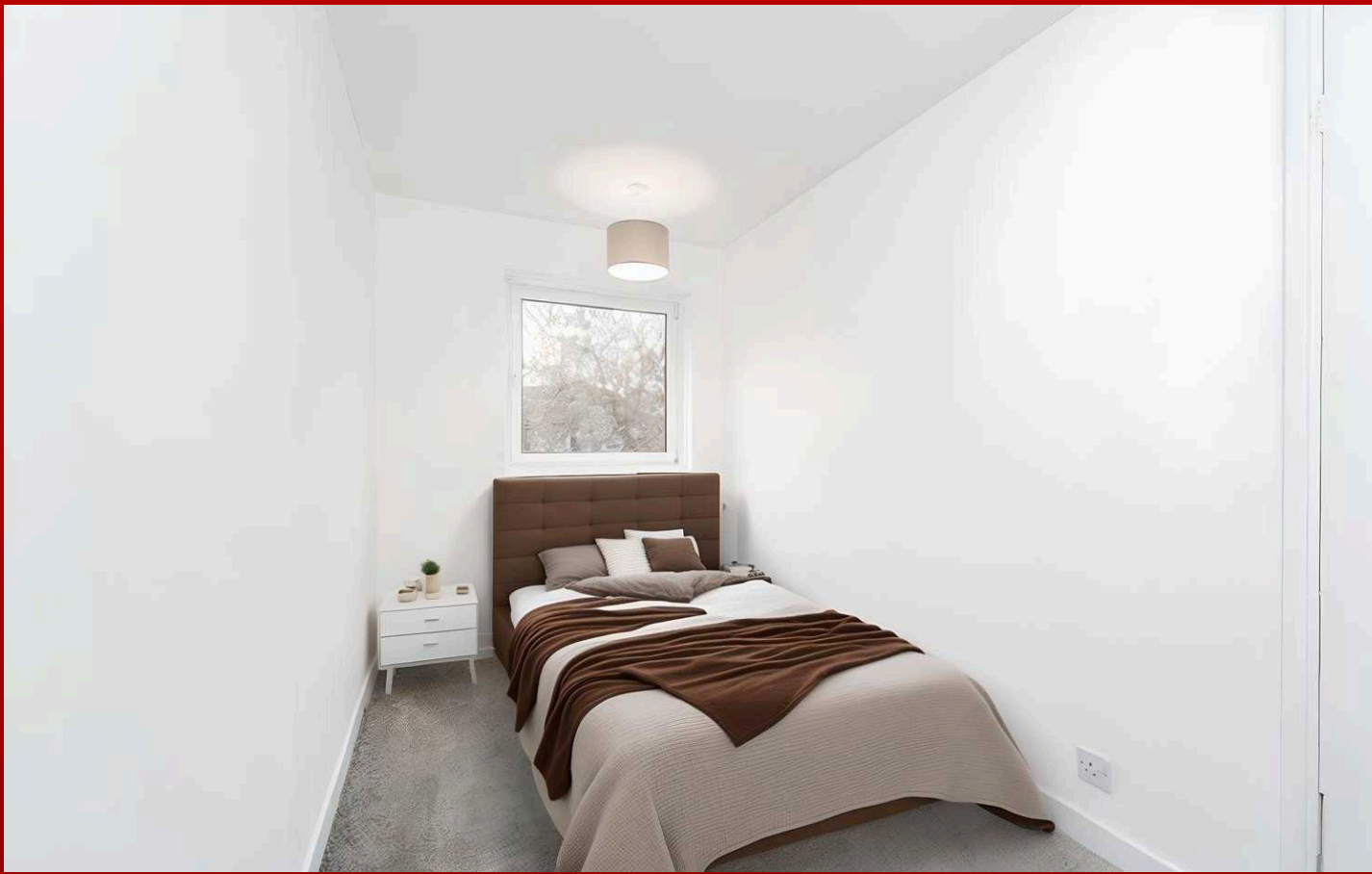
Bedroom Two is newly decorated, boasting fresh paint and new carpets. It features a double fitted wardrobe and a central light fixture, creating a bright and welcoming atmosphere. There is ample space for a double bed, and a rear-facing window offers pleasant views, enhancing the room's comfort and charm.



Bedroom Three

11' 9" x 6' 6" (3.57m x 1.98m)

Bedroom Three is newly decorated, featuring fresh paint and new carpets. With a front-facing window that fills the room with natural light, it can accommodate a double bed or easily fit a single bed along with free-standing furniture. This versatile space is perfect for guests or as a cozy personal retreat.





FRONT GARDEN

The front garden is designed for privacy, featuring a neatly maintained hedge. A chipped area provides a low-maintenance and visually appealing element, while a gated entrance leads to a paved pathway that directs you to the front door. Additionally, there is outdoor storage space for convenience.

REAR GARDEN

The rear garden is truly stunning, featuring an artificial grass area that offers a lush, green look year-round. Steps lead down to a chipped section adorned with mature shrubs, plants, hedges, and trees, creating a beautifully landscaped space. Fully enclosed for privacy, this garden is a serene oasis for relaxation and enjoyment.

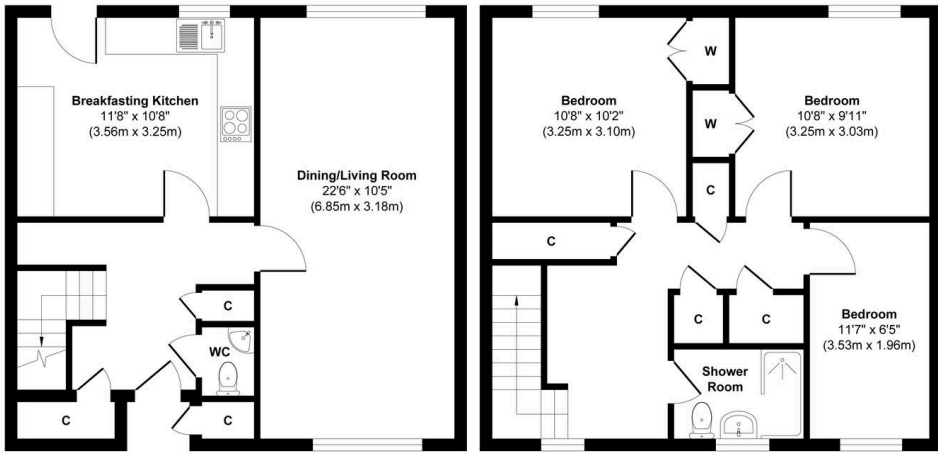
ON STREET

1 Parking Space

There is ample parking available on Nelson Avenue, including a car park with plenty of unallocated spaces. It's just a short walk to the front door, making it convenient for residents and guests alike..



112 Nelson Avenue, EH54 6LA



Ground Floor
Approximate Floor Area
517 sq. ft
(48.12 sq. m)

First Floor
Approximate Floor Area
530 sq. ft
(49.26 sq. m)

Approx. Gross Internal Floor Area 1047 sq. ft / 97.38 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

info@remax-linlithgow.net

www.remax-scotland.net/estate-agents/linlithgow



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