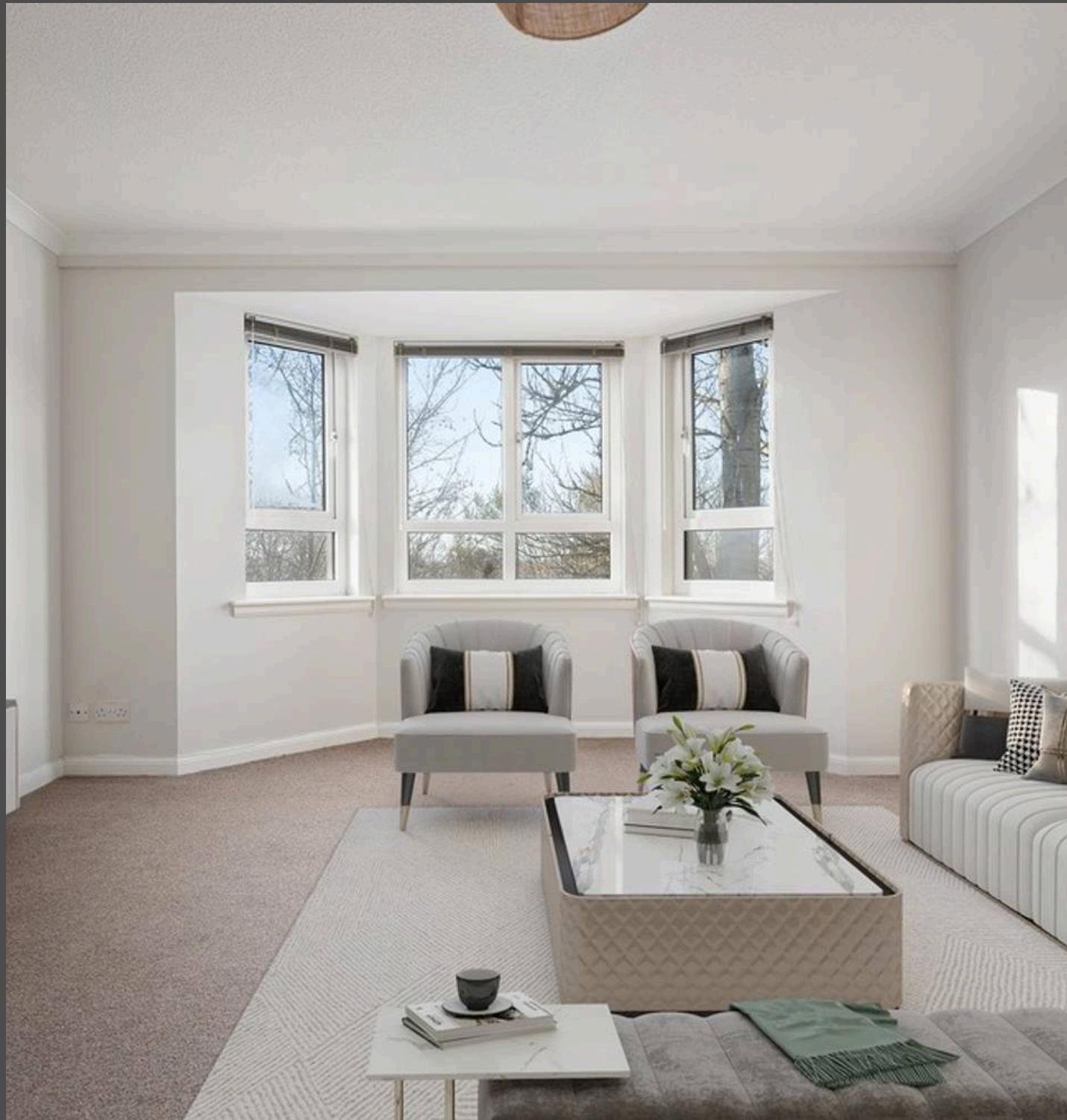




13 Columbia Avenue, Livingston

Livingston

Offers Over £120,000



## 13 Columbia Avenue

Livingston

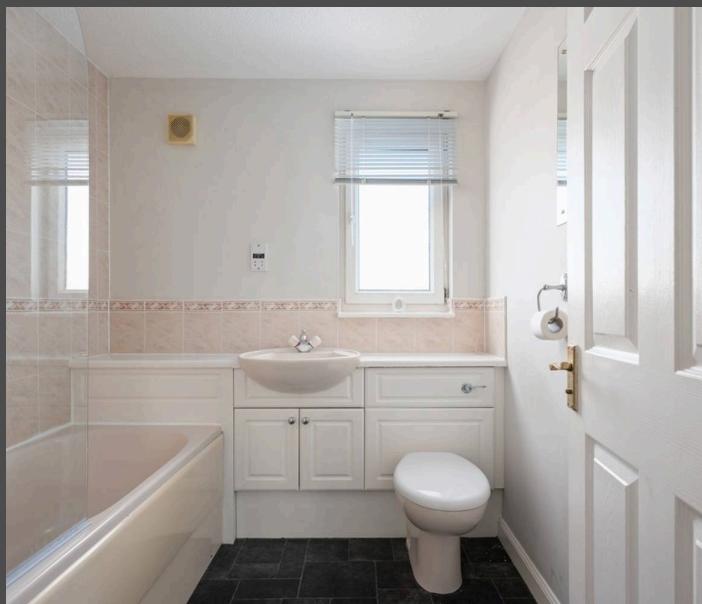
Welcome to 13 Columbia Avenue, a fresh and inviting two-bedroom flat that presents an ideal opportunity for first-time buyers, downsizers, or investors, offering both practical features and excellent local amenities. Recently updated with fresh, neutral décor throughout, the flat feels contemporary and welcoming, ready for you to move in and make it your own.

The property boasts a spacious lounge, beautifully illuminated by a charming bay window, which floods the room with natural light and creates a bright and airy atmosphere—perfect for relaxing or entertaining, and making it your own cosy space.

The well-appointed kitchen features stylish cabinetry and worktops, which have recently been re-faced, offering plenty of room for meal preparation, while enjoying contemporary style.

Both double bedrooms are generously sized, and both feature fitted mirrored wardrobes, providing ample storage solutions without compromising on space.

The three piece bathroom completes the accommodation of this home.

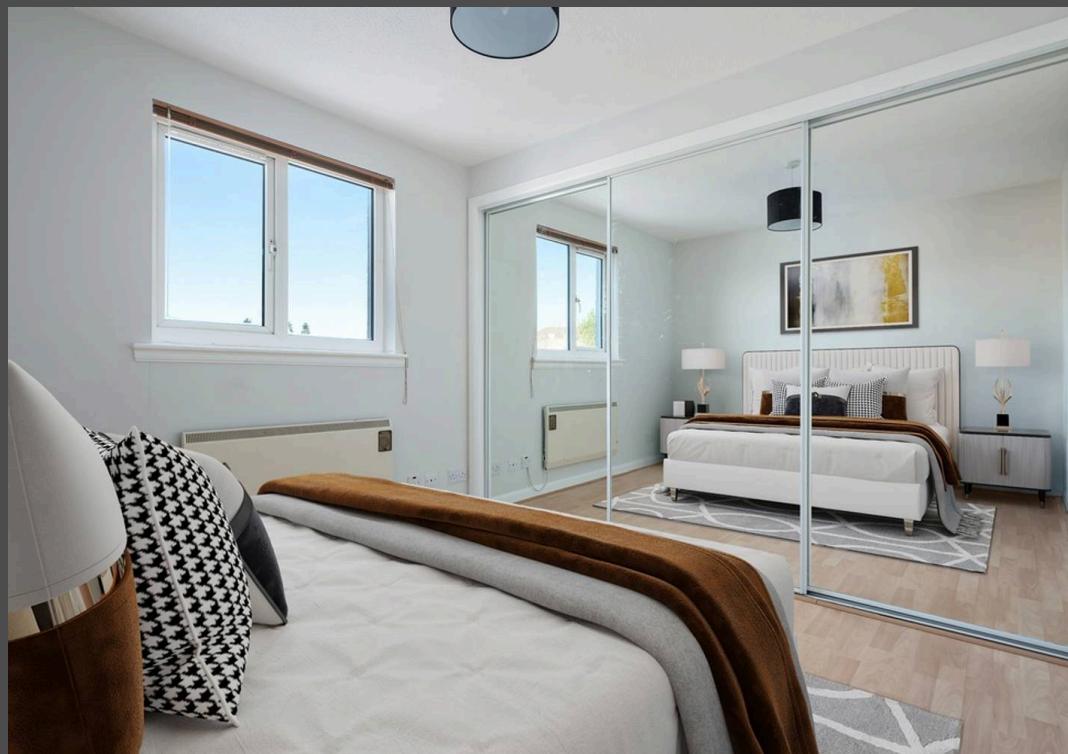
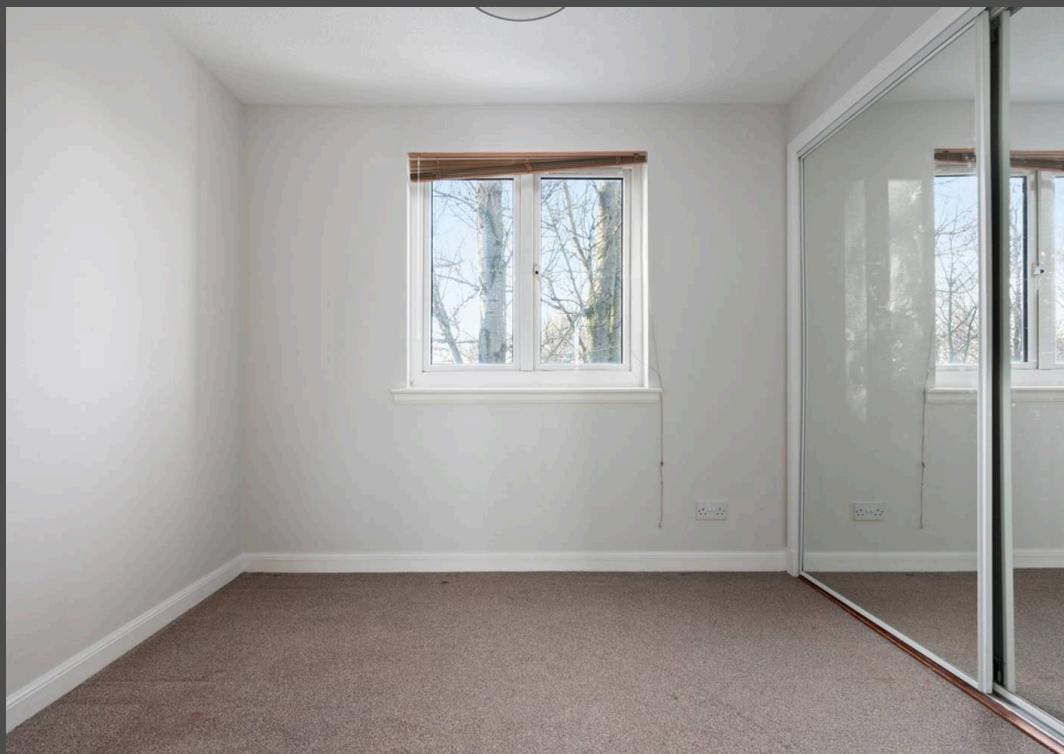


This flat strikes the perfect balance between comfort and functionality, offering bright and neutral space, as well as

The property further benefits from allocated residents' parking as well as a secure door entry system, ensuring convenience and peace of mind.

Situated in a prime location, it's less than a 10-minute drive to both Livingston North and South train stations, making it an excellent choice for commuters or anyone seeking easy transport links. Local amenities add to the appeal, with the well-regarded **Livingston Inn pub and restaurant** just a short drive away or a leisurely walk for those seeking a relaxed dining experience. For everyday conveniences, supermarkets and stores such as Lidl and the **Co-op** are both within walking distance.

This is a fantastic opportunity to secure a home that seamlessly blends style, practicality, and accessibility—book your viewing today!



Approximate Gross Internal Area  
63.0 sq m / 678 sq ft

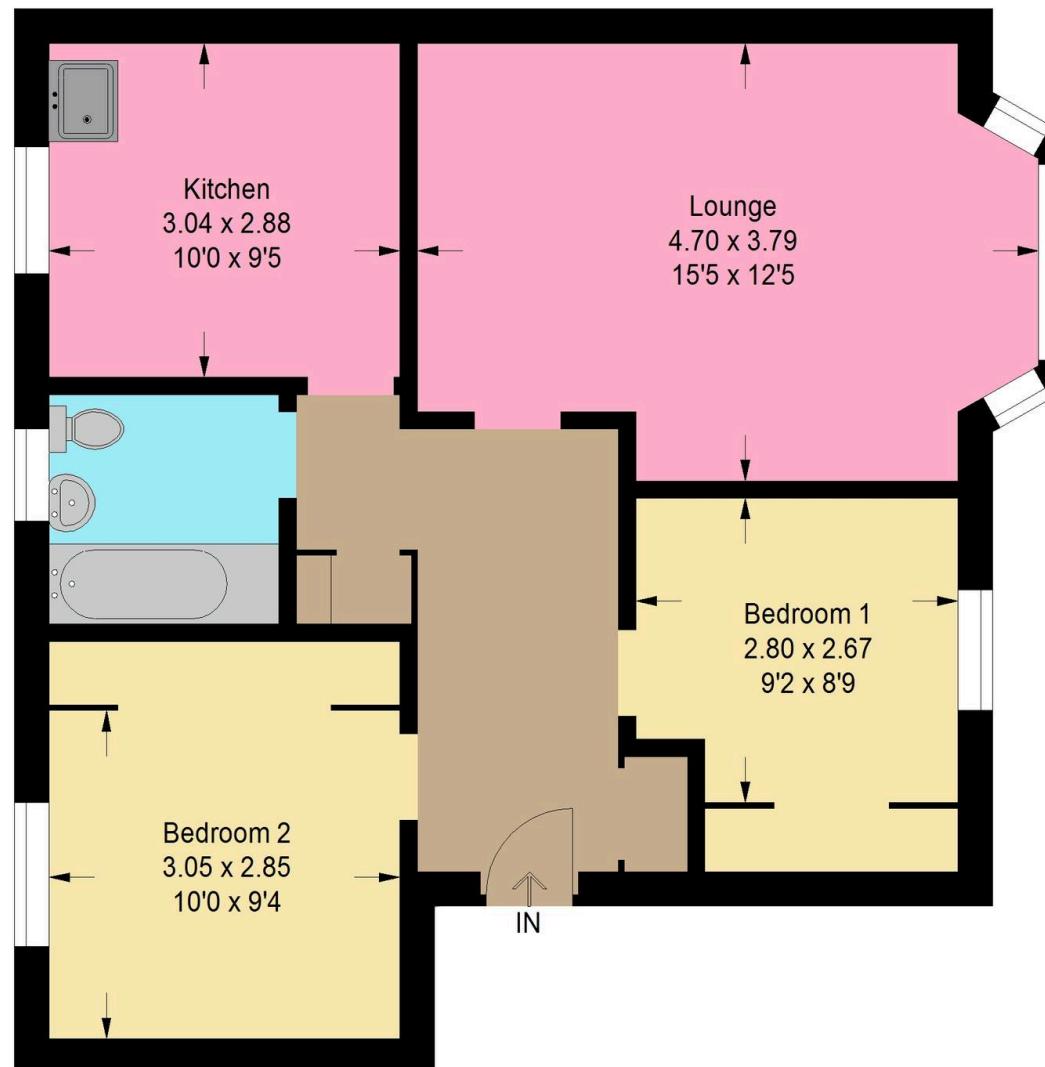


Illustration For Identification Purposes Only.  
Not To Scale (ID:1157801 / Ref:89786)



## Bridges Properties

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