



26 Columbia Avenue, Livingston

Offers Over £125,000



26 Columbia Avenue

Livingston

Welcome to 26 Columbia Avenue, a beautifully presented two-bedroom top-floor flat that offers one storey living with an abundance of space and natural light. Situated in a sought-after location, this home is perfect for first-time buyers, young professionals, or those looking to downsize while still enjoying a spacious and stylish property. With excellent transport links, local amenities, and scenic surroundings, this is a fantastic opportunity to secure a home that blends comfort with convenience.

As you step inside, you are welcomed by a spacious hallway, which immediately sets the tone for the light and airy feel throughout the property. The hallway provides access to all rooms, ensuring a smooth and practical layout.

To the right, we enter the impressive lounge, a bright and inviting space that benefits from stunning bay windows, allowing natural light to flood the room while offering beautiful views of the surrounding area. This room is the perfect place to relax and unwind, whether it's enjoying a quiet night in or entertaining guests. There is ample space for a variety of furniture arrangements, making it a versatile and stylish living area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

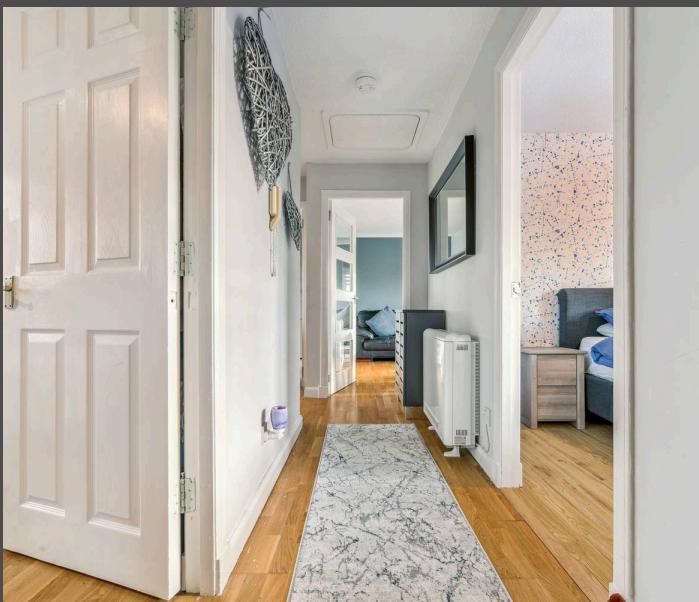


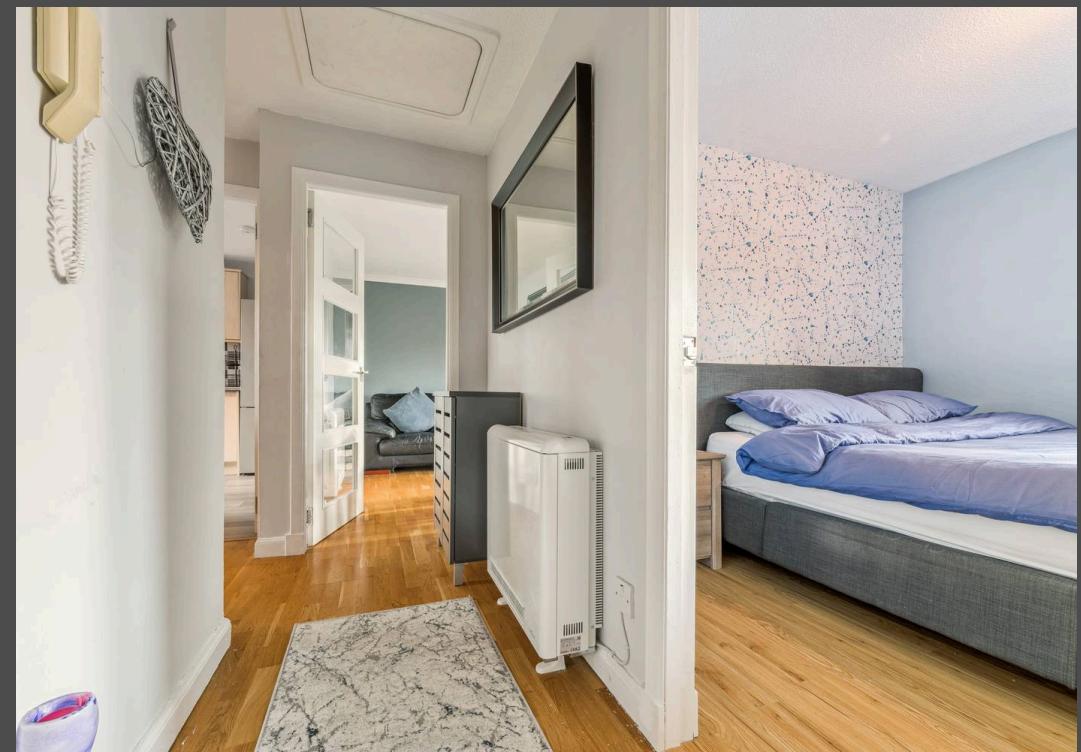
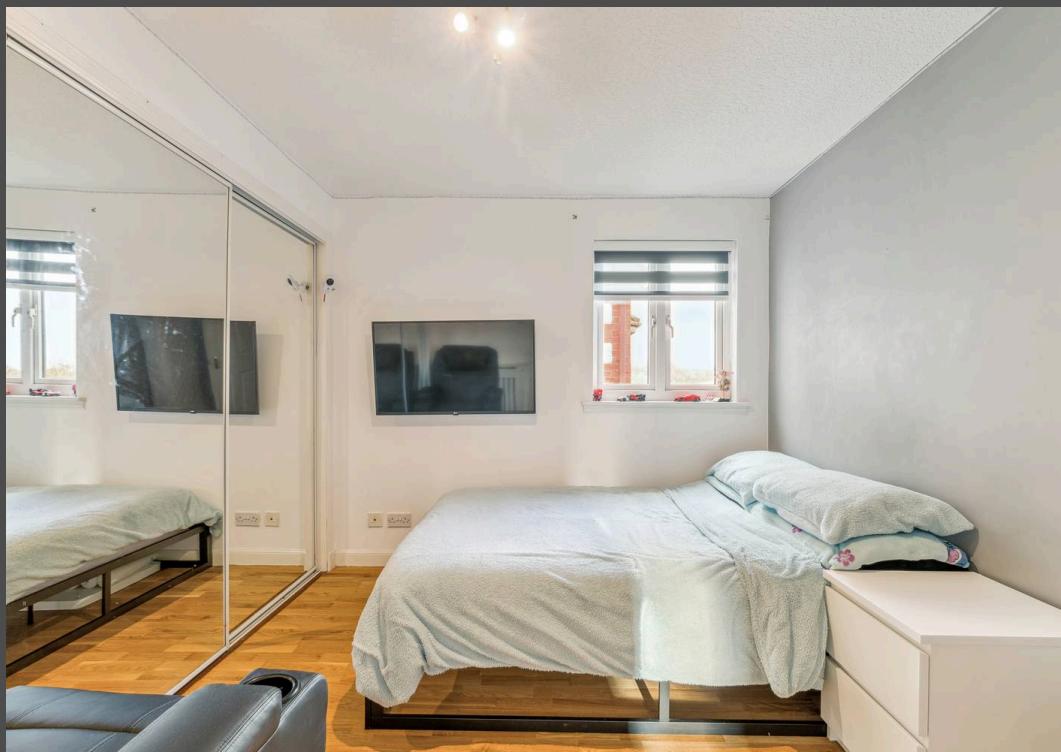
Adjacent to the lounge, the kitchen is well-equipped with ample storage and workspace, ensuring everything you need is within easy reach. The layout provides a seamless cooking experience, while the generous cupboard space ensures a clutter-free environment. Whether you're preparing a quick meal or hosting dinner for friends, this kitchen is both stylish and practical.

Heading back through the hallway, we come to the recently upgraded bathroom, a beautifully finished space featuring a shower over bath, modern fittings, and a sleek design. This stylish bathroom offers the perfect blend of convenience and comfort, ideal for both relaxing soaks and refreshing morning routines.

Next, we step into the two spacious bedrooms, both designed to provide a tranquil retreat. The first bedroom is bright and well-proportioned, complete with large mirrored wardrobes, which enhance the sense of space while offering excellent storage solutions. The second bedroom, slightly larger, also features mirrored wardrobes, making it a versatile space that can be used as a guest room, home office, or even a dressing room, depending on your needs.

This fantastic flat is set within a highly desirable location in Livingston, benefiting from excellent transport links, nearby shopping facilities, and access to beautiful green spaces. Whether you're commuting, enjoying local amenities, or looking for a peaceful yet well-connected home, this property ticks all the boxes.







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