



RE/MAX
Property

16 Fergus Avenue, Livingston
Offers Over £173,000



This stylish and modern terraced home in Fergus Avenue is in pristine, walk-in condition, offering an excellent opportunity for families and first time buyers alike. With a spacious open plan layout, it provides a comfortable and contemporary living space. Lorna MacDonald and RE/MAX Property are delighted to present this beautifully maintained three bedroom home 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 Approach

The welcoming entrance is approached via a pathway, leading to a step and the front door.

Entrance Hallway

The inviting hallway is accessed through a partially glazed upvc door. The modern design begins with white painted walls, a papered section, and sleek laminate flooring. There is a small under stair cupboard, along with an under stair area for storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power points.

Lounge

11' 3" x 14' 9" (3.44m x 4.49m)

This exceptional room features predominantly white-painted walls, complemented by a feature wall decorated with wallpaper. The laminate flooring adds a touch of modern elegance. A large window floods the space with natural light, further enhanced by a ceiling light. The room is comfortably heated by a radiator, and multiple power points ensure practicality and convenience.

Kitchen Diner

17' 8" x 11' 1" (5.39m x 3.38m)

This beautifully designed open plan space, seamlessly connected to the lounge, offers both style and functionality. It features wall and floor mounted units with white and black frontages, complemented by sleek black work surfaces and a sophisticated gold splashback. The white walls and seamless laminate flooring enhance the modern, cohesive aesthetic. Included in the sale are an under counter oven, a four ring electric hob, a black extractor hood, an under counter washing machine, and a tall fridge freezer, providing convenience and practicality. Abundant natural light floods the space through windows at both the front and rear, as well as a part-glazed upvc door, further enhanced by two ceiling lights. The sink area is equipped with a black sink and mixer tap. Additional features include power points, a radiator, and a heat detector.

Living Level Toilet

6' 0" x 3' 10" (1.82m x 1.16m)

An essential room for modern day living, which has been decorated with white painted walls and a papered wall, and laminate flooring. The suite comprises of a close coupled toilet and a wall hung sink. A ceiling light and an extractor fan finish off the room.

Stairs and Landing

The décor flows effortlessly with plush carpeted stairs and a landing, beautifully complemented by crisp white painted walls. This area offers practicality with two storage cupboards, while a window allows natural light to brighten the space. Finishing touches include a ceiling light, a smoke detector, power points, and an attic hatch.

Primary Bedroom

8' 8" x 14' 8" (2.64m x 4.46m)

This charming room features teal painted walls and soft carpeted flooring. An open wardrobe offers ample hanging and shelving space, enhancing the room's practicality. A window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.





Bedroom Two

11' 1" x 9' 9" (3.38m x 2.98m)

This lovely room is beautifully finished with white painted walls and carpet to the floor, creating a calm and inviting atmosphere. A window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is finished with power points and a radiator.

Bedroom Three

11' 6" x 7' 2" (3.51m x 2.18m)

This well appointed third bedroom features white painted walls and cosy carpeted flooring, creating a comfortable and modern ambiance. A window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

Shower Room

6' 3" x 5' 10" (1.90m x 1.78m)

This stylish and contemporary shower room is designed for both elegance and practicality. It features neutral wet wall panels paired with an elegant blue tiled feature wall, while the cream vinyl flooring ensures a modern, low-maintenance finish. A window allows natural light to fill the space, further enhanced by sleek ceiling downlights. The well-appointed suite includes a spacious walk-in shower with a luxurious waterfall shower and handheld attachment, a back-to-wall toilet, and a chic wall-hung vanity with basin. Completing the space are a white towel radiator for added warmth and an extractor fan, ensuring both comfort and functionality.

Garden

This fantastic south-facing rear garden provides a low-maintenance oasis, perfect for outdoor seating and relaxation. Thoughtfully designed, it features decorative stones, a monoblock driveway, and a bush that adds charm and greenery. Enclosed by fencing for privacy, this inviting outdoor retreat is ideal for unwinding or entertaining guests at any time of day.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. 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.





 **RE/MAX**
Property

GROSS INTERNAL AREA
FLOOR 1 42.5 m² FLOOR 2 43.0 m²
TOTAL : 85.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**



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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.