



**27 Kenmore Avenue, Deans**

Livingston

Offers Over **£170,000**





## 27 Kenmore Avenue

Deans, Livingston

Welcome to Kenmore Avenue, Livingston, a beautifully presented three-bedroom mid-terrace home tucked away in a highly sought-after cul-de-sac. Lovingly upgraded by its current owners over the past three years, this stylish and comfortable property is ideal for families, commuters, or anyone seeking a move-in-ready home in a convenient location.

As you step through the front door, you're greeted by a welcoming entrance hallway decorated in neutral tones with warm wood-effect laminate flooring, setting the tone for the rest of the home. Two generously sized storage cupboards provide excellent space for coats, shoes, and everyday household essentials, while a convenient downstairs WC, finished with modern grey wet wall panelling, adds practicality for busy family life.

Moving through to the heart of the home, you'll find a bright and spacious lounge and dining area — a versatile space perfect for both relaxation and entertaining. With natural light streaming in from the rear windows and views over the private garden, this room offers a peaceful retreat. There is ample space for a family dining table, making it ideal for mealtimes and social gatherings alike.





The stylish kitchen, recently upgraded, is a true highlight. Featuring sleek black base and wall-mounted cabinetry paired with warm wood effect worktops, the kitchen strikes the perfect balance between modern style and everyday functionality. There's space for a fridge/freezer and washing machine, while a contemporary feature wall adds a touch of design flair. A rear door provides easy access to the garden.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, each offering plenty of space for freestanding furniture. The primary bedroom also benefits from a built-in wardrobe, helping to keep the space clutter-free. The layout is perfect for growing families or those looking for flexible guest or office space.

Outside, the fully enclosed south-facing rear garden provides a safe and sunny haven for children, pets, or simply relaxing in warmer months. The cul-de-sac also offers communal off-street parking, adding to the overall convenience.

Kenmore Avenue is located in the desirable Deans area of Livingston, a location known for its strong sense of community and excellent amenities. Nearby, you'll find Morrisons supermarket, a selection of local shops, cafes, and takeaways. The area is also well-served by public transport, including Livingston North Train Station — just a short drive away — offering direct services to both Edinburgh and Glasgow. There are also well-regarded primary and secondary schools within walking distance, making this an ideal spot for families.

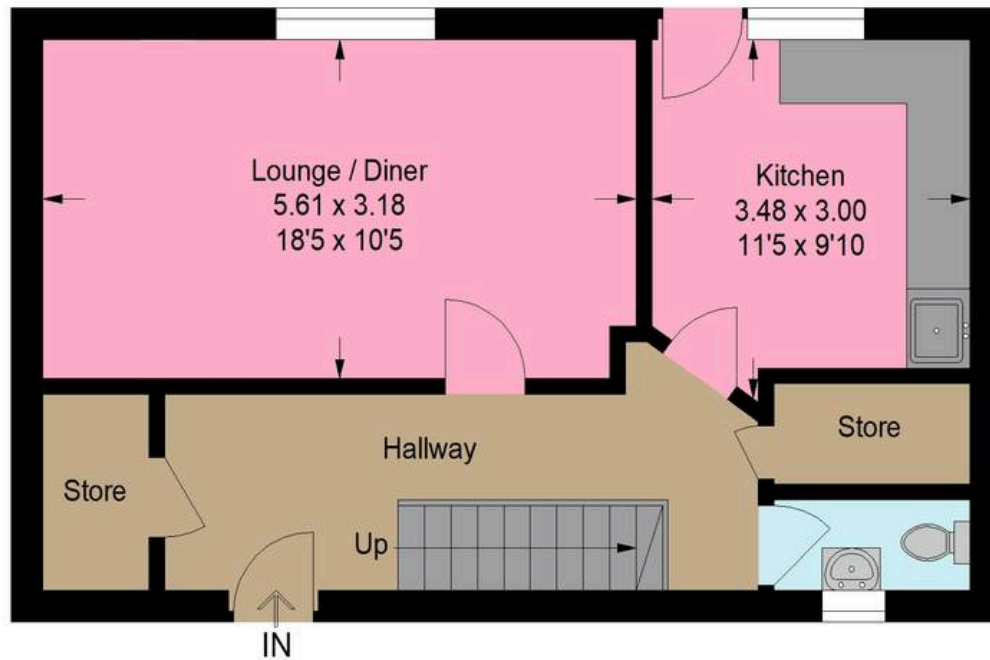




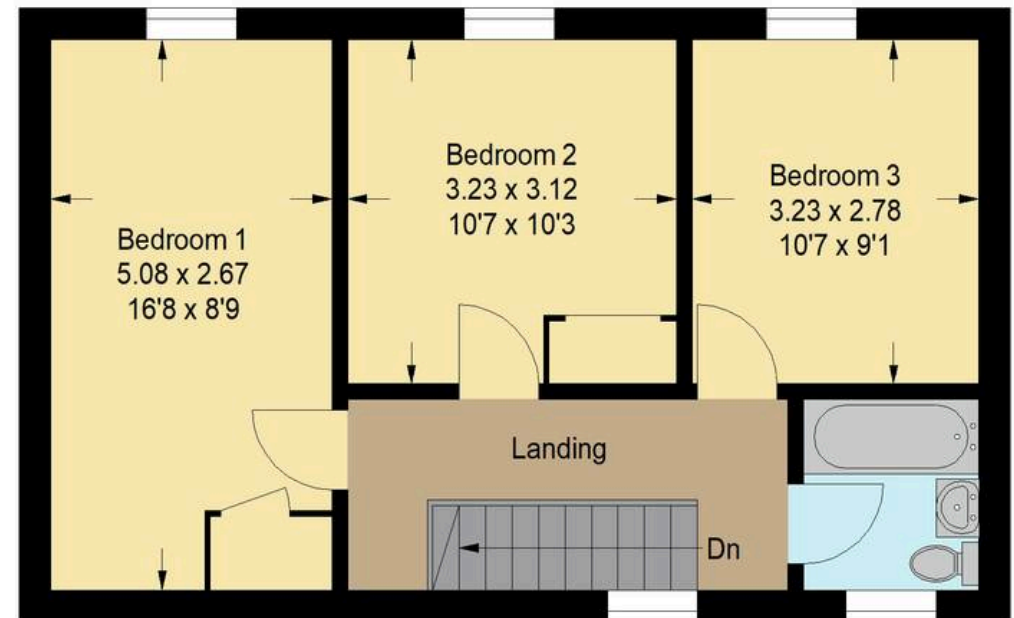




Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1206857 / Ref:90665)





## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

