



64 Harburn Avenue, Deans
£205,000



64 Harburn Avenue

Deans, Livingston

Three Bedroom Property Walk In Condition Drive & Garage
Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this Mid Terrace property, ideally located in the popular town of Deans.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Vestibule

4' 2" x 3' 11" (1.27m x 1.19m)

A welcoming vestibule entrance features a lovely new door with a side window that fills the space with natural light. The area is finished with a central light fitting and smart tiled flooring, while a spacious cupboard offers excellent practicality, providing room for a washing machine.

Hallway

12' 9" x 4' 1" (3.88m x 1.25m)

A bright and welcoming entrance hall sets the tone for the home, offering easy access to the lounge, WC, and vestibule, as well as the upper level. The space features stylish laminate flooring and a central light fitting that enhances the fresh décor throughout. Excellent storage options include a useful under-stair cupboard and an additional large storage closet, adding to the practicality and appeal of this inviting home.

Lounge

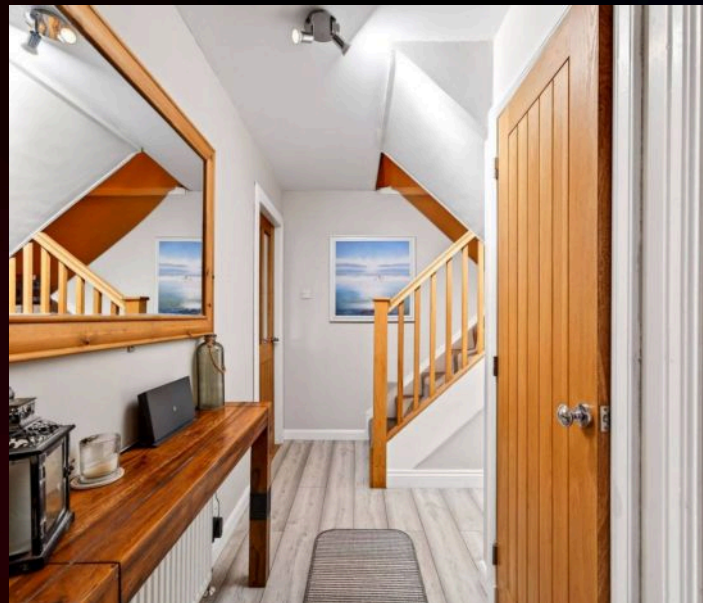
14' 6" x 13' 3" (4.43m x 4.05m)

A nice, large, and spacious lounge offering plenty of room for freestanding furniture and comfortable living. A large front-facing window fills the room with natural light, highlighting the fresh décor and soft carpet flooring. With its generous proportions and welcoming atmosphere, this is a bright and inviting space perfect for relaxing or entertaining.

Kitchen/Diner

24' 6" x 6' 11" (7.48m x 2.11m)

A large and spacious modern open-plan kitchen diner offers a bright and welcoming setting, enhanced by a large patio door leading to the pergola area of the garden, a rear window, and a half-glazed rear door that flood the room with natural light. The space features laminate flooring, splashback tiling, a radiator, and ample room for a dining table, chairs, and freestanding furniture, complemented by stylish hanging lights. The modern kitchen area is fitted with spotlights and includes plenty of storage cupboards, a stainless-steel sink with drainer and mixer taps, a gas hob, electric oven, and a freestanding dishwasher and fridge freezer both generously gifted by the owners. Fresh décor throughout completes this attractive and practical heart of the home.





Cloakroom Wc

5' 2" x 4' 2" (1.58m x 1.26m)

A handy WC features modern laminate flooring, a central light fitting, and a contemporary floating-style sink with a mixer tap. The suite includes a WC, radiator, and practical splashback tiling for easy maintenance. A generously sized storage cupboard adds extra convenience, making this a functional and well-designed space.

Stairs & Landing

The stairs and landing provide access to all three bedrooms, the shower room, and the attic space, which is conveniently reached via a handy Ramsay ladder. The area features a central light fitting and carpet flooring, creating a warm and practical transition between rooms.

Bedroom One

12' 9" x 8' 7" (3.89m x 2.61m)

A large and spacious double bedroom featuring a rear-facing window that brings in plenty of natural light. The room is finished with soft carpet flooring, a central light fitting, and fresh décor throughout. Generous fitted wardrobes provide excellent storage, while a radiator ensures warmth and comfort.

Bedroom Two

12' 5" x 9' 8" (3.79m x 2.94m)

A Large bedroom offering fresh décor and a bright, welcoming feel. It features carpet flooring, a central light fitting, and a front-facing window that provides plenty of natural light. The room also benefits from two sets of large fitted wardrobes, giving excellent storage space.





Bedroom Three

11' 0" x 9' 4" (3.36m x 2.84m)

A good-sized double bedroom featuring fresh décor and a comfortable layout. It includes a fitted wardrobe for convenient storage, two rear-facing window that brings in natural light, and soft carpet flooring. A central light fitting and radiator complete the room, creating a warm and inviting space.

Shower Room

9' 9" x 6' 7" (2.98m x 2.00m)

A lovely, modern, and stylish shower room featuring fully tiled walls and flooring in natural tones creates a sleek, contemporary look. It includes a vanity sink with a mixer tap, a WC, and a chrome heated towel rail for added comfort. A central light fitting brightens the space, while a large opaque front window provides privacy and natural light. The room is completed by an impressive double walk-in shower with a glass sliding door and a luxurious mains-fed rainhead shower, adding a touch of spa-like luxury.





FRONT GARDEN

The front garden has been thoughtfully redesigned to create a second driveway, featuring neat chippings and paving. This provides additional off-street parking while maintaining a tidy and attractive exterior.

REAR GARDEN

A fantastic outside space, fully enclosed for privacy and security, featuring a wonderful pergola and a paved patio area perfect for outdoor entertaining. The garden also includes a lawn, mature shrubs and bushes, and a good-sized shed generously gifted by the owners. This well-maintained and versatile garden offers an ideal setting for relaxation and enjoyment.

GARAGE

Single Garage

A good-sized Garage featuring an up-and-over door, providing both practical access and a tidy, well-presented exterior.

DRIVEWAY

1 Parking Space

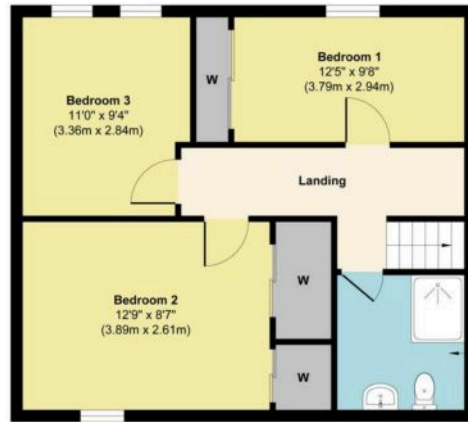
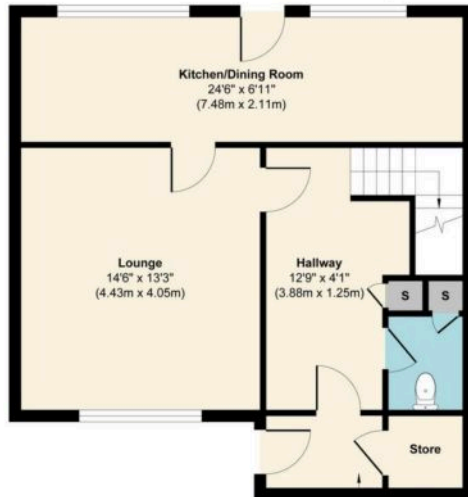
A monoblock driveway to the front of the property enhances the kerb appeal, providing a neat, stylish, and practical entrance.



64 Harburn Avenue, Deans, Livingston, EH54 8NH

Cloakroom/WC
5'2" x 4'2"
(1.58m x 1.26m)

Shower Room
9'9" x 6'7"
(2.98m x 2.00m)



Approx. Gross Internal Floor Area 1115 sq. ft / 103.72 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	78
England, Scotland & Wales	EU Directive 2002/91/EC	



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