



**31 Elie Avenue**

West Lothian, Livingston, EH54 8ET

**SNEDDON  
MORRISON**  
SOLICITORS & ESTATE AGENTS





Welcome to a well-presented end-of-terrace house, set within an established development in Livingston and ideally located within walking distance of shops, local amenities, and the railway station. The home is perfectly suited to first-time buyers, couples, commuters, and families alike, offering bright and thoughtfully arranged accommodation. The interiors comprise a sunny reception room with French doors opening to the garden, and a well-appointed breakfasting kitchen with direct garden access. Upstairs, there are two south-facing double bedrooms, one with fitted wardrobes, a further versatile bedroom with a sunny aspect and storage, and a modern shower room with mirrored vanity storage. Completing the home is a convenient WC with a towel warmer on the ground floor. Externally, the property enjoys a private suntrap lawned garden with space for outdoor seating, along with on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



## Property Features

- End of terrace house in Livingston
- Part of an established residential neighbourhood
- Entrance hall with built-in storage and WC
- Sunny living/dining room with French doors
- Well-appointed breakfasting kitchen
- Two south-facing double bedrooms (one with wardrobes)
- Versatile third bedroom with storage
- Modern shower room
- Private lawned garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C





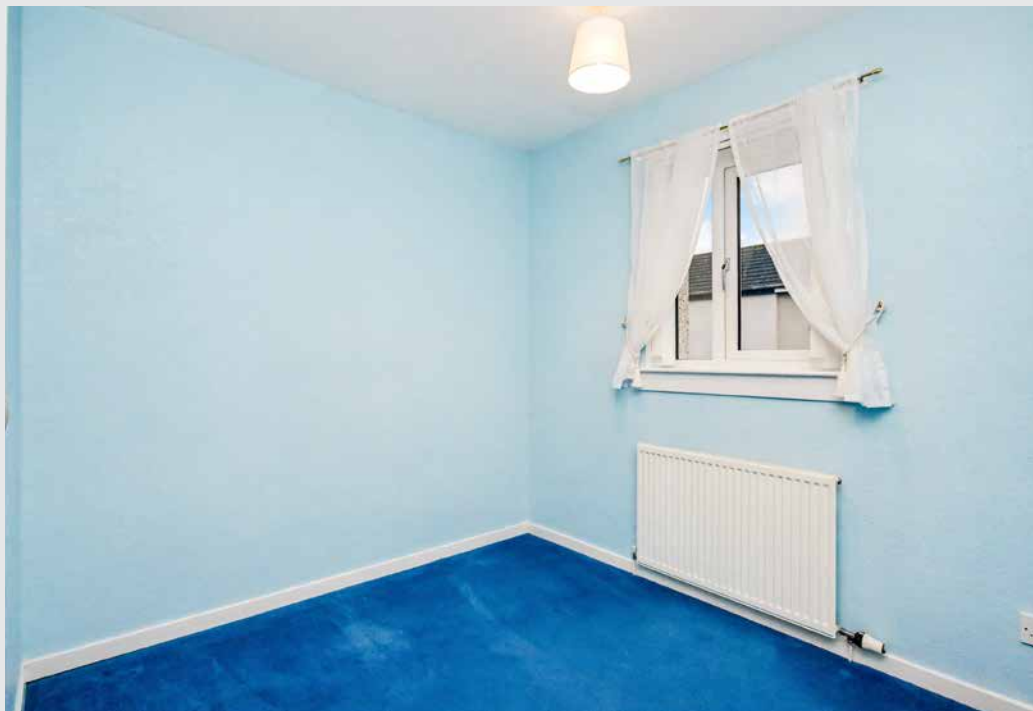
“The home is perfectly suited to first-time buyers, couples, commuters, and families alike.”





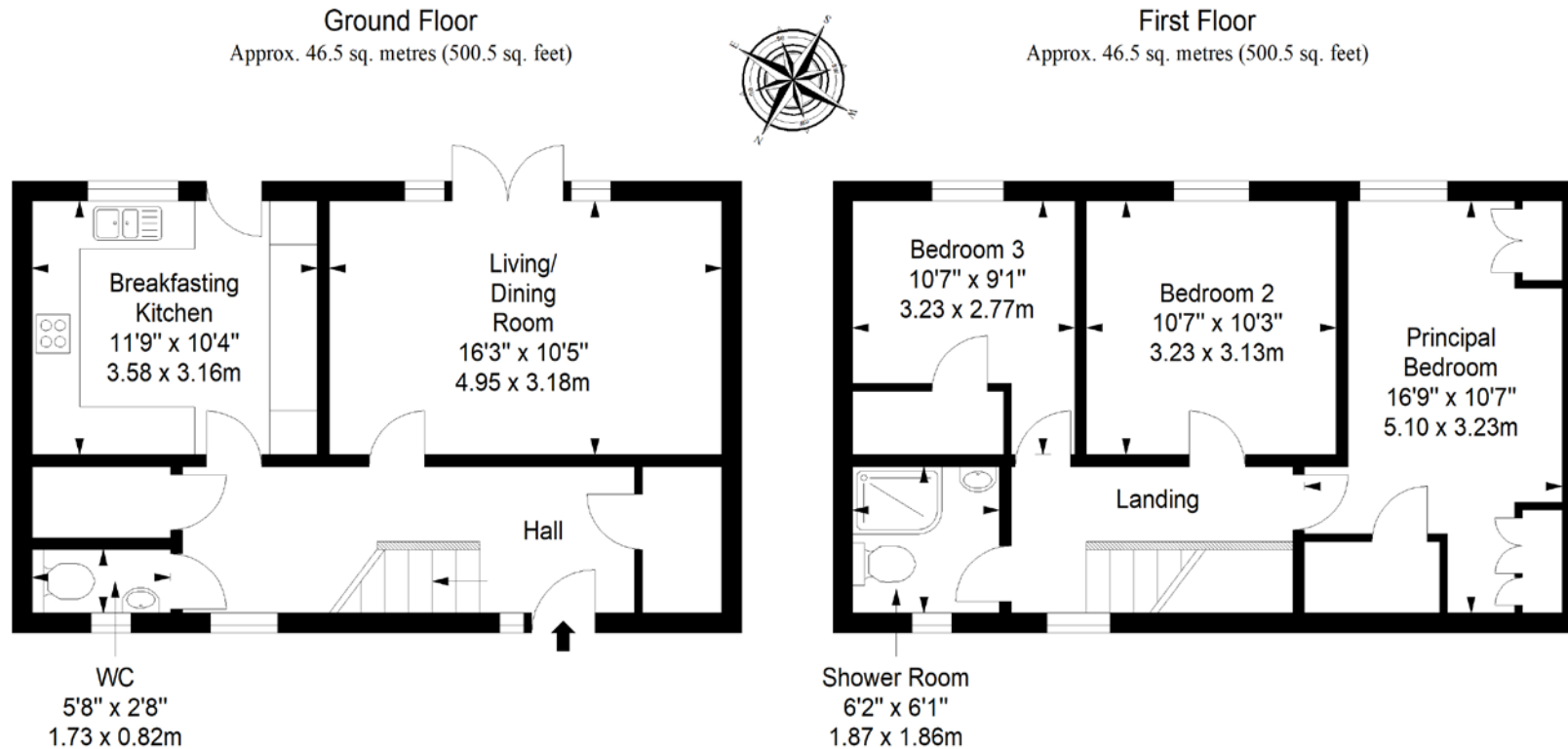


“A modern shower room with mirrored vanity storage.”





# Floorplan



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106