



18 Alberta Avenue, Livingston

Offers Over £150,000



## 18 Alberta Avenue Livingston

This beautifully presented three bedroom home in Howden offers a bright, neutral and completely move in ready living environment. You are welcomed into a practical porch, a perfect space to separate the outdoors from the indoor. Upon entering, you are welcomed into a well finished entrance hallway with crisp, neutral white walls that flow consistently throughout the entire property, creating a calm and modern feel. The dark wood laminate flooring provides a stylish contrast and enhances the clean, contemporary finish. The entrance hall also benefits from an impressive under-stairs storage cupboard, offering excellent practical space.

Off the hallway is a generously sized downstairs WC, complete with toilet and sink, finished to a high standard and continuing the same smart flooring.

At the rear of the property sits the main standout living space of the home. This spacious lounge is flooded with natural light from two large windows, positioned in the south east part of the property. The abundance of daylight enhances the neutral décor and creates a warm, airy atmosphere, making it an inviting space that is ready to enjoy from day one.

Completing the ground floor, the contemporary kitchen is positioned to the rear of the property and offers excellent workspace alongside designated spaces for a washing machine, dishwasher, fridge freezer and oven. In addition to the generous cupboard provision, the kitchen also benefits from two further storage cupboards and provides direct access to the rear of the property, further enhancing the practicality of the home.



Upstairs, the bright and airy feel continues, with the staircase and landing finished in crisp white tones and bathed in natural light. The home offers three well proportioned double bedrooms, all decorated in neutral tones and featuring south facing windows that fill each room with sunlight throughout the day. Two of the bedrooms include built-in storage, while an additional cupboard on the landing adds further practicality, combining contemporary style with functional living.

The family bathroom is clean, modern and ready for immediate use, featuring a dark brown vinyl floor which contrasts nicely with the white fittings and tiled splashbacks. It includes a WC, sink and a shower over the bath, all presented in a bright, fresh condition.

Outside, the property enjoys a well sized south facing garden, partly paved and partly laid to lawn, offering a low maintenance yet versatile outdoor space that complements the home perfectly.

Overall, this is a bright, airy and immaculately presented property with neutral décor throughout, excellent natural light and no work required, truly a move in ready home in a desirable Howden location.

Located in the popular Howden area, the property is ideally positioned for local amenities. Families will appreciate the excellent nearby schools, including Toronto Primary School and St Andrews Primary School. Howden Health Centre, a convenience store and a Co-op are all within easy reach, ensuring everyday essentials are close at hand. The home is also just a short drive from a range of retail units such as B&M, Starbucks, and the Livingston Designer Outlet, offering an abundance of shopping and leisure options.

Home Report Value: £155,000

Approx: 96m<sup>2</sup> / 1033.33 ft<sup>2</sup>

Council Tax Band: B

EPC rating: E

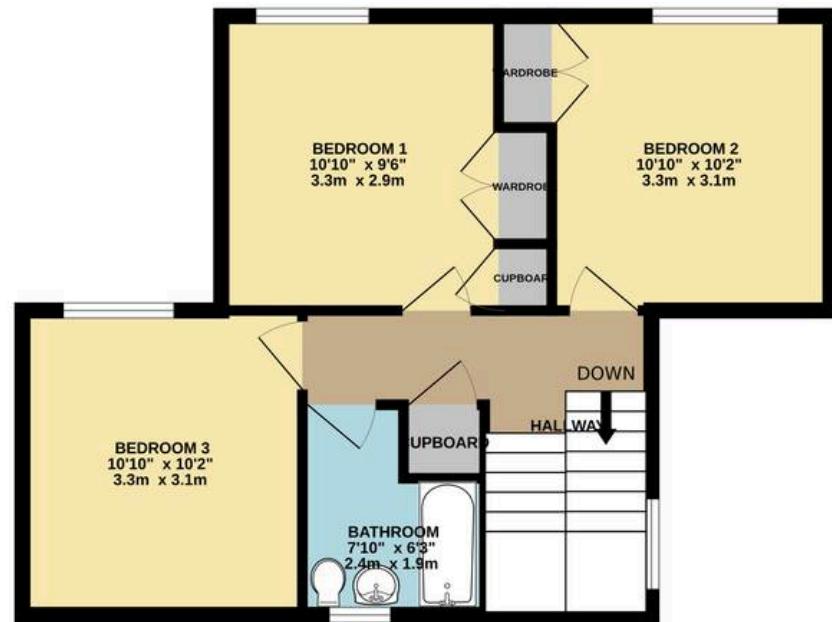
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GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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