



88 Huron Avenue, Livingston

Offers Over £180,000



88 Huron Avenue

Livingston, Livingston

3-bed mid-terrace with spacious lounge/diner to conservatory, modern white gloss kitchen & downstairs WC. Two doubles with fitted wardrobes, one single, wet room & great storage throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

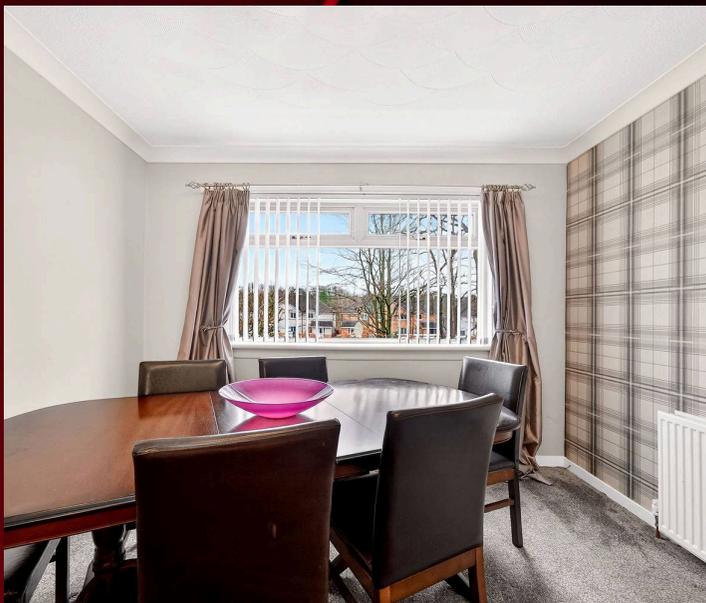
22' 6" x 10' 5" (6.87m x 3.18m)

A generously proportioned and beautifully presented lounge featuring a large front-facing window that fills the room with natural light, complemented by patio doors providing seamless access to the conservatory. The space benefits from soft grey carpet flooring and two radiators, ensuring comfort throughout the seasons. Finished with fresh neutral décor to three walls and a stylish feature check wallpaper creating a focal point, the room offers a modern yet welcoming atmosphere. Two contemporary chrome flush ceiling lights enhance the clean aesthetic, while vertical white blinds provide privacy and light control. A modern natural stone-effect fireplace with an electric fire forms an attractive centrepiece, adding warmth and character to this spacious living area. The room is well-proportioned with ample space to comfortably accommodate a dining table and chairs, making it ideal for both everyday living and entertaining.

Conservatory

9' 6" x 9' 1" (2.90m x 2.76m)

Accessed directly from the lounge, this bright and versatile conservatory provides an excellent extension of the living space, perfect for embracing indoor-outdoor living. French doors open out to the garden, creating a seamless flow for entertaining or relaxing during the warmer months. The room features terracotta ceramic tiled flooring, adding warmth and character, while a ceiling light with integrated fan ensures comfort throughout the year. A feature stone wall creates an attractive focal point, enhancing the room's charm. Fully fitted with white Venetian blinds, the conservatory offers both privacy and adjustable light control, making it a practical and inviting additional living area.





Kitchen

11' 3" x 11' 8" (3.44m x 3.55m)

A bright and spacious kitchen featuring a large rear-facing window fitted with white vertical blinds, allowing for plenty of natural light while maintaining privacy. The room is finished with real wood flooring and freshly painted white walls, creating a clean and contemporary feel. Fitted with white high-gloss wall and base units, including two three-drawer units, the kitchen offers excellent storage complemented by sleek chrome handles. Real wood worktops and a stone-tiled splashback add warmth and texture, while a chrome ceiling spotlight enhances the modern aesthetic. Integrated appliances include a gas hob, electric oven, and extractor fan, with additional space for a freestanding washing machine, dishwasher, and fridge freezer. A medium-sized radiator ensures comfort, and there is ample room to accommodate a dining table and chairs, making this a practical and sociable kitchen space. A wooden partially glazed door provides direct access to the rear garden, ideal for everyday convenience.

Wc

4' 4" x 2' 9" (1.33m x 0.84m)

A neatly presented ground floor WC featuring oak-effect high-gloss laminate flooring and crisp white painted walls, complemented by a stylish feature wallpaper to one wall. The space is fitted with a white corner sink and matching white toilet, offering a practical and efficient layout. Though compact, it provides everything needed for convenience, finished with a ceiling pendant light to complete the space.





Hallway

A welcoming entrance hallway featuring oak-effect gloss laminate flooring and white artex walls, creating a bright and practical space. A feature wallpapered stairway wall adds a stylish focal point and character to the area, while the staircase is fitted with grey carpet for added comfort and a modern finish. The hallway benefits from useful under-stair storage, housing the electricity box and boiler, as well as an additional storage cupboard for everyday essentials. A half-glazed white uPVC front door allows natural light to flow into the space. The hallway gives access to the WC, kitchen, and living room, as well as stairs leading to the upper level, offering both functionality and a warm first impression of the home.

Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

A shower room featuring a small front-facing window providing natural light and ventilation, complemented by an additional extractor fan. The space is fitted with wet room flooring and floor-to-ceiling tiling, with marble-effect wet wall panelling surrounding the electric shower and curtain enclosure. Further benefits include a white wash hand basin set within a built-in storage vanity unit, WC, small radiator, and flush ceiling light, creating a spacious and practical room.





Bedroom One

13' 5" x 10' 1" (4.10m x 3.08m)

A bright and generously proportioned double bedroom featuring a rear-facing window allowing for plenty of natural light. Finished with neutral white and grey décor complemented by a modern grey carpet, the room offers ample space for freestanding furniture. Additional benefits include a fitted double wardrobe, small radiator, and ceiling pendant light, creating a comfortable and practical space.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

A bright and well-proportioned double bedroom with a rear-facing window allowing for plenty of natural light. The room is finished with neutral décor and a grey carpet, creating a modern and inviting feel. Additional features include a double fitted wardrobe, chrome strip spotlighting, and a small radiator. Generous floor space provides ample room for freestanding furniture, making this a versatile and comfortable bedroom.





Bedroom Three

11' 6" x 6' 8" (3.51m x 2.04m)

A bright and versatile room featuring a front-facing window that allows for an abundance of natural light. Finished with white painted walls and a beige carpet, the space offers a neutral and airy feel. Complete with a ceiling pendant light, this room is ideally suited as a single bedroom, nursery, or home office.

Landing

A bright and well-presented landing area featuring a small window at the top of the stairs allowing natural light to flow through the space. Finished with grey carpet and white painted walls, the area is enhanced by two pendant ceiling lights. The landing also benefits from three useful storage cupboards, ideal for bed linen, household items, and additional storage needs.





Rear Garden

Two-tier, fully enclosed rear garden with fencing for privacy. Fully slabbed for low maintenance, offering ample space for outdoor furniture and entertaining.

Front Garden

Low-maintenance front garden with chipped stones and a slabbed path leading to the front door. Handy storage cupboard located in the porch by the entrance.



88 Huron Avenue, Livingston, EH54 6LG



Ground Floor
Approximate Floor Area
599 sq. ft
(55.65 sq. m)

First Floor
Approximate Floor Area
467 sq. ft
(43.45 sq. m)

Approx. Gross Internal Floor Area 1066 sq. ft / 99.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

