



REMAX
Property

48 Howatston Court, Livingston, EH54 7FH

Offers Over £245,000



An excellent opportunity to secure your next home, featuring a desirable south facing garden. Ideally located within the catchment area for Livingston Village Primary School and conveniently close to St John's Hospital, Lidl, the football stadium, and Livingston's main shopping centres.

Lauren Beresford and RE/MAX Property are delighted to present to the market this three Bedroom Semi-Detached home located in Howatston Court, Livingston, EH54 7FH. Comprising of: Entrance Hall, Lounge, Kitchen, WC, Three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing and allocated parking.

Howatston Court is situated in a popular and highly sought after residential area of Livingston Village. It is within walking distance of local amenities, including Eliburn Park, as well as being in the catchment area for the highly regarded Livingston Village Primary school.

Livingston offers an excellent selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band D

Factor Fees: £50.36 per year maintenance charge plus an extra costs shared by other owners. Average of £9/month over last 2 years.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

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Entrance Hallway

15' 7" x 6' 6" (4.74m x 1.99m)

Bright and welcoming entrance hallway giving access to Kitchen, Lounge, WC, built-in under stair storage and carpeted staircase to the upper level. There is one central light fitting, painted walls, one radiator and laminate flooring.

Lounge/Dining

16' 7" x 13' 10" (5.06m x 4.21m)

Excellent sized living area located at the rear of the property with space for dining. There are two ceiling light fittings, painted walls, rear facing window, patio doors leading to the rear garden, two radiators and carpet flooring.

Kitchen

11' 5" x 6' 9" (3.47m x 2.07m)

Fitted Kitchen with wall and base units, wood effect worktops, extractor hood, integrated fridge freezer, integrated four ring gas hob with splashback above, integrated oven, integrated boiler and stainless-steel sink with mixer tap. There is one central light fitting, painted walls, front facing window, one radiator and laminate flooring. Additionally, there is space for a dining table.

WC

8' 2" x 3' 10" (2.49m x 1.17m)

WC located between the Lounge and Kitchen; with sink and toilet. This room has one central light fitting, extractor, painted walls with tile splashback at sink, one radiator and tiled effect flooring.





Virtually Staged



Upper Hall

Upper Hall giving access to three Bedrooms, Bathroom and attic. There is one central light fitting, painted walls, side facing window, one radiator and carpet flooring.

Bedroom 1

14' 1" x 9' 3" (4.30m x 2.82m)

Double Bedroom located at the front of the property with a gorgeous feature wall with panelling, two front facing windows and a built-in storage cupboard. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bedroom 2

9' 7" x 8' 11" (2.93m x 2.71m)

Double Bedroom located at the rear of the property with a built-in mirror door wardrobe. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bedroom 3

9' 9" x 6' 8" (2.98m x 2.03m)

Single Bedroom located at the rear of the property which can be used as a bedroom or home office. There is one central light fitting, painted walls, rear facing window, one radiator and carpet flooring.

Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)

Three piece Bathroom comprising of bath with shower over, toilet, and pedestal wash hand basin with chrome tap. There is one central light fitting, white tiled walls around the bath and painted white walls, one radiator and wood effect flooring.

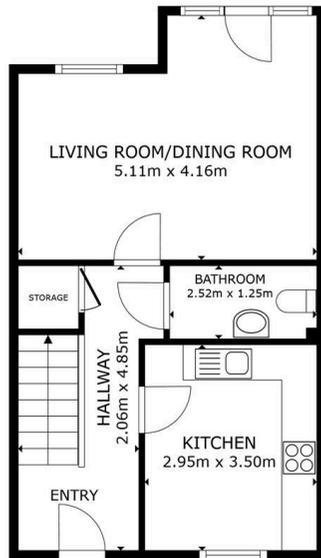


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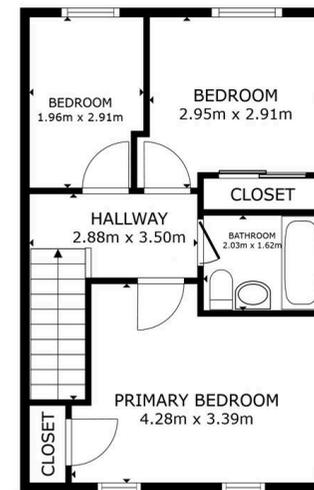




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 44.0 m² FLOOR 2 39.7 m²
 TOTAL: 83.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 44.0 m² FLOOR 2 39.7 m²
 TOTAL: 83.7 m²

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REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.