



**37 Huntly Avenue, Livingston,
West Lothian, EH54 8EX**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

MOST ATTRACTIVE

THREE-BEDROOM, END TERRACED HOUSE

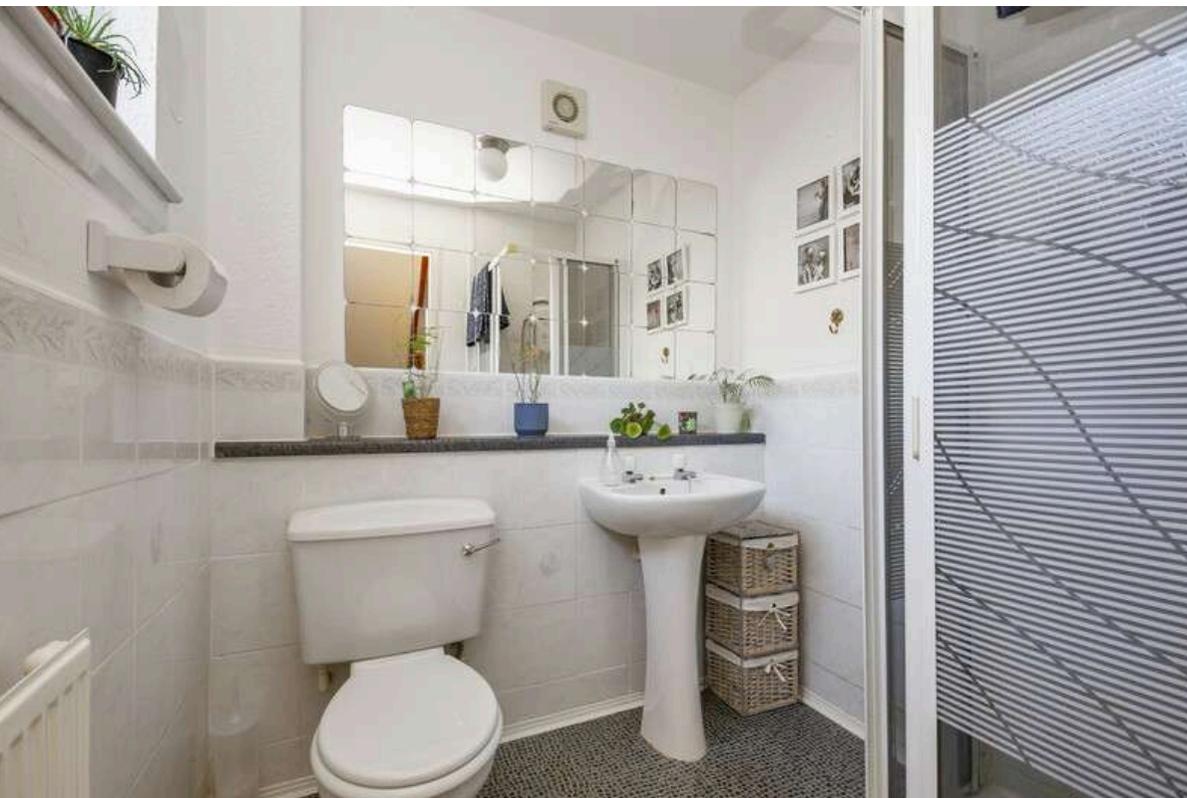


This most attractive, end terraced, three-bedroom property with conservatory forms part of a popular development in Livingston. It is close to good local amenities, green spaces and excellent transport links. The accommodation is well proportioned and spacious benefitting from the addition of a downstairs shower room and a large conservatory leading into the garden.

The accommodation consists of a bright and spacious lounge with doors to conservatory, a smart fitted kitchen, with white glossy units, complementary worktops, tiled splash backs, useful pantry, and modern appliances. There are three good sized bedrooms all offering storage, a partially floored attic and a beautifully tiled family bathroom. There are gardens to front and rear paved for easy maintenance. The rear garden which is sheltered and bordered with mature trees is child safe, surrounded by fencing and has been mono-blocked. Early viewing is recommended.

Hall
lounge
Conservatory
Kitchen
Shower room
Three bedrooms
Bathroom
Partially floored attic
Gas central heating
Double glazing
Front and rear garden
Unallocated off-road parking





LIVINGSTON

The town of Livingston offers a selection of amenities to include: nurseries, primary and secondary schooling, supermarkets - including nearby Lidl, Aldi, Morrisons and a short drive away to ASDA Wal-Mart, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and McArthur Glen Outlet Centre. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. Livingston North train station is just 10 minutes walk from the property with regular services to both Edinburgh and Glasgow. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



Extras

All fitted floor coverings, curtains and blinds together with some light fittings. Electric hob, oven and extractor fan, washing machine, microwave and dish washer, Large shed in garden which houses a large fridge which is also to be included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£165,000

EPC Rating

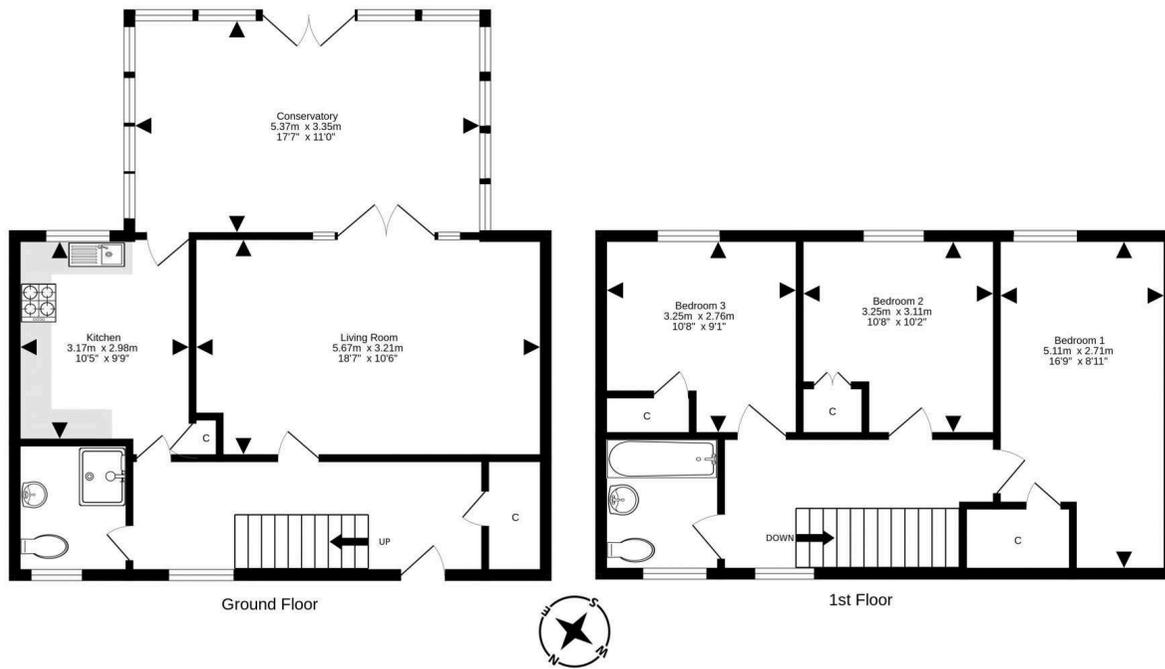
D



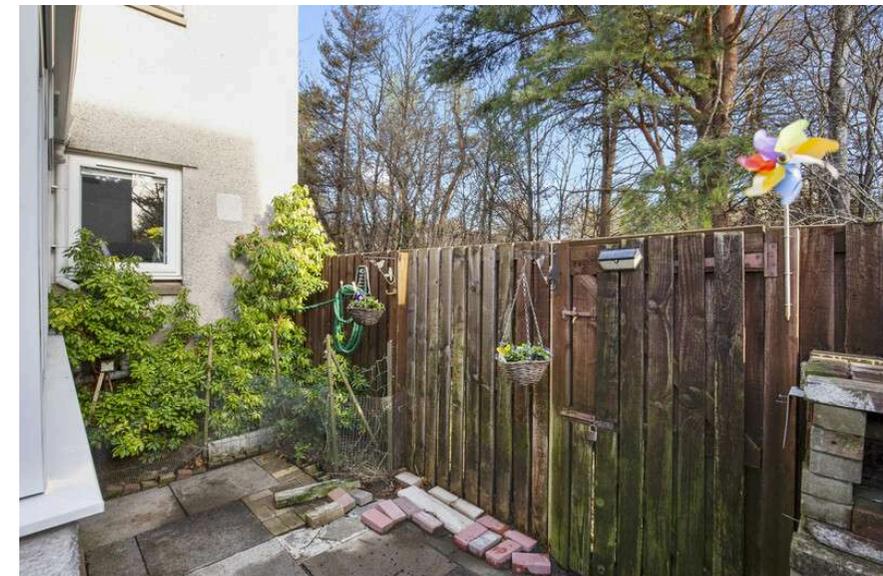








For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.