



- Modern Semi-Detached House
- Fresh Neutral Decor Throughout
- 3 Bedrooms
- Stylish Kitchen/Diner & Utility
- Bathroom & Cloakroom
- Landscaped Garden

Alba Property View ...

"An ideal family home in a great location - bright, spacious, beautifully presented and ready to move into"



Alba property are delighted to bring to the sales market this immaculate, three-bedroom "Barratt Home". In ready to move in condition throughout with stylish grey high gloss fitted kitchen/diner, bright lounge, family bathroom, utility and cloakroom. This property makes the perfect home for a growing family and is located within the highly sought-after Livingston Village area of Livingston. Benefiting from landscaped gardens, quality finishes throughout and all the modern benefits of gas central heating and double-glazing makes early viewing highly advisable.

Accommodation

Entrance Hallway 5' 8" x 5' 1" (1.73m x 1.55m)

The front door gives access to the entrance hallway which in turn gives access to the lounge. Carpeted staircase gives access to the upper landing. White neutral walls and a complementing light grey laminate floor which runs throughout the ground floor.

Lounge 16' 1" x 12' 3" (4.90m x 3.73m)

Elegantly proportioned lounge with window to front which allows an abundance of natural light to flood the room. A wonderful room perfect for relaxing in the evening decorated in neutral hues. Door gives access to the kitchen/diner. Cupboard offers storage. Laminate flooring.

Kitchen/Diner 12' 3" x 11' 9" (3.73m x 3.58m)

Striking kitchen/diner with a wide range of grey high gloss base and wall mounted units. This exceptionally well-appointed kitchen is sure to be the hub of the home and a great space for entertaining and enjoying family meals. Door overlooks the landscaped gardens. Integrated double oven and hob. Laminate flooring. Door gives access to the utility.

Utility 6' 4" x 3' 8" (1.93m x 1.12m)

Benefiting from the added bonus of a utility room which is plumbed for a washing machine and dryer. Door gives access to the cloakroom.





Cloakroom 6' 7" x 3' 5" (2.01m x 1.04m)

Handy downstairs cloakroom comprising of w.c, and wash hand basin. Window to rear. Laminate flooring.

Upper Landing

The upper landing gives access to the three bedrooms and family bathroom. Hatch to the loft space. Fitted carpet.

Bedroom 1 12' 8" x 9' 7" (3.86m x 2.92m)

Spacious double bedroom supplemented with built-in storage. Ample space for free standing bedroom furniture. Two windows allow natural light. Fitted carpet.

Bedroom 2 10' 1" x 10' 0" (3.07m x 3.05m)

Second double bedroom with ample space for bedroom furniture. Window to rear. Fitted carpet.

Bedroom 3 10' 3" x 5' 8" (3.12m x 1.73m)

Third bedroom decorated in neutral tones with fitted carpet and window to rear.

Family Bathroom 7' 6" x 6' 2" (2.28m x 1.88m)

Completing the accommodation is the family bathroom. Comprising of white w.c, bath and wash hand basin. Appealing splash back tiling to walls and vinyl flooring finishes the look perfectly. Window to side.

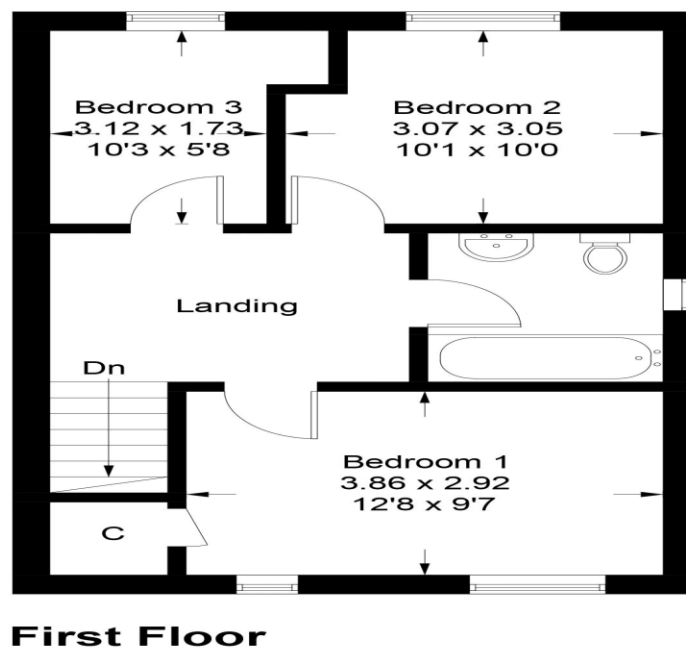
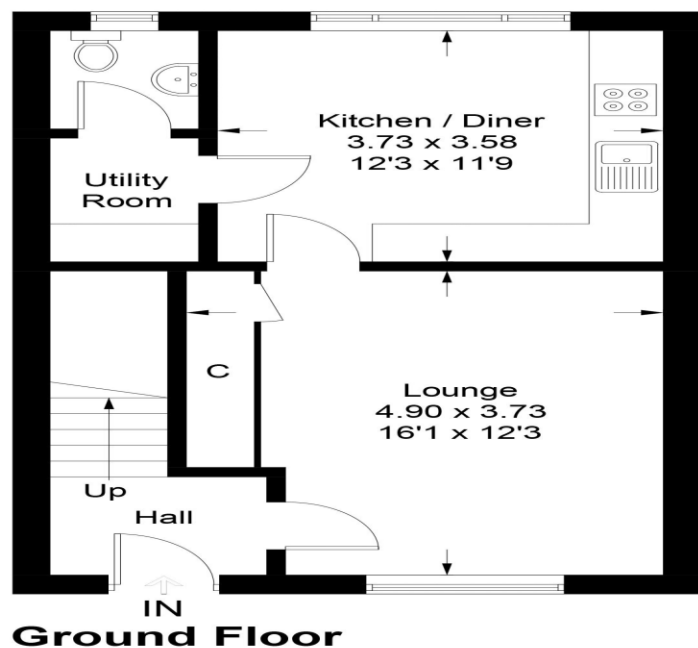
Externally

The property boasts a fully enclosed landscaped garden to the rear with artificial grass, decked and paved patio area. The perfect spot to enjoy the summer months. The small front garden is laid to lawn.



85 Howatson Court, Livingston Village

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



Extras (Included in Sale)

All floor coverings, curtains, light fittings, integrated hob and double oven. The free-standing fridge/freezer, washing machine, dryer, garden storage box and garden furniture is available by a separate negotiation.

Area

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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