Brown&Co
PROPERTIES LTD

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63 Edmonton Avenue

Howden, Livingston, EH54 6BQ

Offers over £159,000

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Located within the popular Howden area of Livingston and boasting accommodation that would be ideally suited to families entering the market for the first time, this spacious 3 bedroom end terraced on Edmonton Avenue is brought to the market with the convenience of no onward chain. Perfectly placed for young families, the property is found just a short walk from nearby Toronto Primary School, with St Andrews RC Primary School also within easy walking distance. Commuters will enjoy the excellent transport connections available locally, whilst Livingston is home to a vast array of shops, cafes and recreation with over 20 parks in the town alongside over 400km of off-road cycle-way, linking to National Route 75 to offer a healthy and sustainable link for residents weaving through the picturesque green spaces.

Description

The property itself is presented to the market in turn-key condition throughout, ideal for families looking for a home that they can move right into with minimal fuss. Spacious room sizes and excellent storage space throughout are a key characteristic, with 3 comfortable bedrooms well suited to meet the needs of children, guests or home working facilities. The main bedroom boasts 2 large cupboards for daily essentials, whilst further storage on each level more than meet everyday requirements. The spacious main living area is perfect to relax and unwind, whilst a generous dining kitchen allows for meal preparation, excellent storage, all the necessary appliances and space for everyday family meals. The bathroom features a 3 piece suite with the addition of an electric shower above the bath. Gas central heating and double glazing are available throughout to provide everyday comfort and practicality, with the boiler renewed this year. A sizeable south facing rear garden is a particular suntrap during the sunny weather, with a slabbed patio and stone chipped area allowing easy maintenance for all to enjoy. A range of parking spaces can be found nearby that are shared with neighbouring residents.

Location

Howden can be found close to the centre of Livingston and is ideally located for access to the wide array of amenities on offer within the town. M8 junction 3 is available within short drive whilst there is a selection of rail links on offer nearby. Toronto and St. Andrews Primary Schools serve the local area with secondary schooling at Inveralmond High and St. Margaret Academy. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Howden is also within easy reach of St. Johns Hospital. Popular Howden Park Centre is a visitor attraction for all to enjoy, whilst good walking and cycling routes surround the area.

Living Room 14'8" x 11'3" (4.49m x 3.45m)

Kitchen 17'8" x 10'9" (5.40m x 3.29m)

Bathroom 6'3" x 5'11" (1.93m x 1.82m)

Bedroom1 14'6" x 8'8" (4.44m x 2.66m)

Bedroom 2 11'3" x 9'6" (3.45m x 2.92m)

Bedroom 3 11'3" x 7'1" (3.45m x 2.17m)

Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale.

Key Info

Home Report Valuation: £160,000
Total Floor Area: 86m2 (925 ft2)
What3words: ///remit.random.actors
Parking: On-Street
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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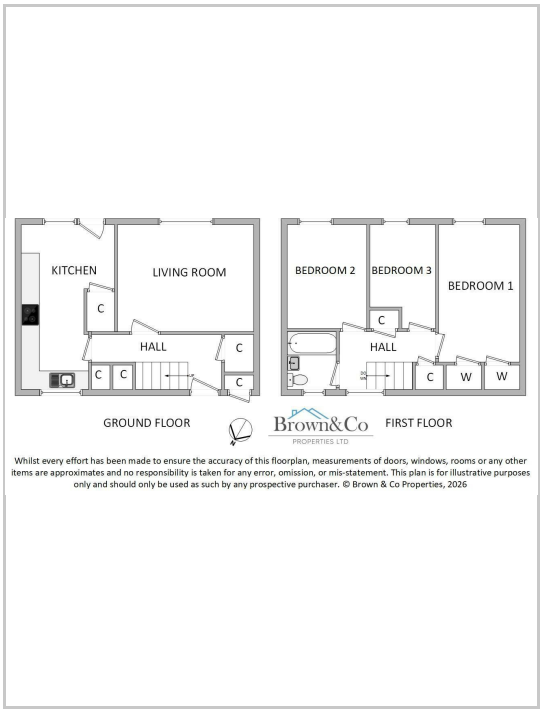
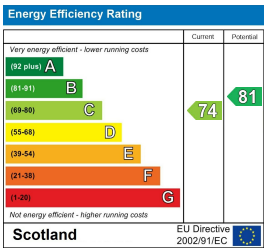
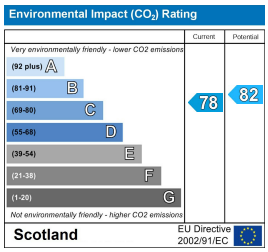
Area Map

Floor Plans



Energy Efficiency Graph





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