



103 Elie Avenue

Deans, Livingston, EH54 8EU

Offers over £118,000



Set within the popular Deans area of Livingston, this 1 bedroom terraced bungalow on Elie Avenue offers comfortable, easily maintained accommodation arranged entirely on a single level. The property is ideally suited to first-time buyers, downsizers or buy-to-let investors looking for the convenience of turn-key accommodation, with the property featuring no onward chain and a fresh neutral palette throughout. Elie Avenue is well placed for a wide range of local amenities, including shops, healthcare and public transport links with Livingston North train station in easy reach, while excellent road connections provide convenient access throughout West Lothian and towards Edinburgh and Glasgow.



Description

The accommodation comprises freshly presented interiors throughout, with new carpet flooring and neutral décor to assist with buyers looking to move with minimal fuss. A spacious main living room is complimented by a fitted kitchen, a double bedroom and a bathroom with 3 piece suite. Excellent storage options include a number of sizeable cupboards, offering ample space for daily items or to create a home working space should a study area be required. Externally, there are private garden grounds to the front and rear, with the south-east facing rear garden allowing a space to relax and enjoy the best of the sunny weather. A range of shared parking spaces can be found close to the property. Offering single level living in a well-connected residential location, early viewing is highly recommended to appreciate the potential of this appealing bungalow.

Location

In the northern area of Livingston, Deans is well positioned for access to the major road networks surrounding the town, including junction 3 of the M8. A train station at Livingston North provides a regular service to both Edinburgh and Glasgow. A selection of primary schooling is available in the area, whilst Deans High School is the secondary school serving the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Deans is also well located for use of St Johns Hospital.

Hallway 9'11" x 6'9" (3.03m x 2.07m)

Living Room 14'9" x 10'8" (4.50m x 3.26m)

Kitchen 10'7" x 6'7" (3.25m x 2.03m)

Bedroom 11'5" x 10'8" (3.50m x 3.27m)

Bathroom 6'9" x 5'7" (2.07m x 1.72m)

Key Info

Home Report Valuation: £120,000

Total Floor Area: 50m² (540 ft²)

What3words: ///letter.rides.courier

Parking: Shared

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: D

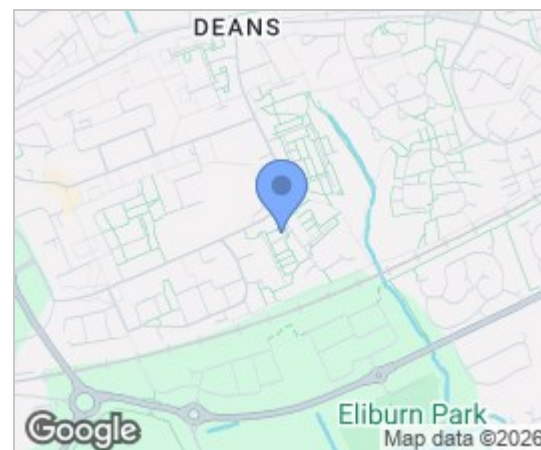
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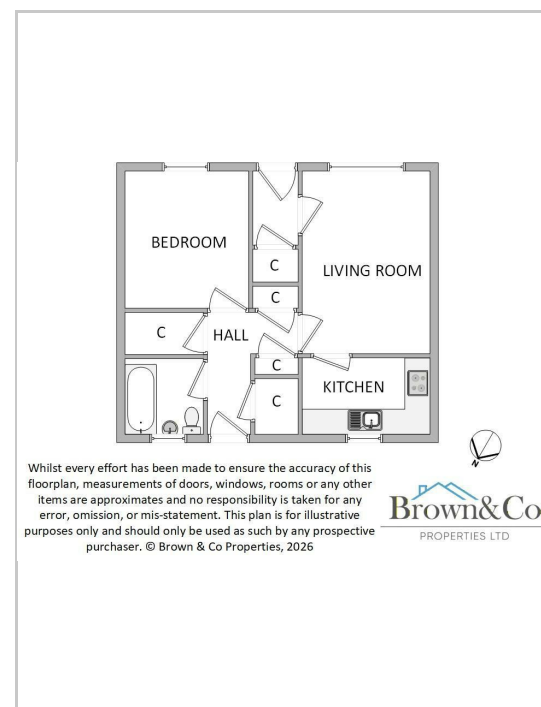
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Area Map



Floor Plans



Energy Efficiency Graph

