Brown&Co
PROPERTIES LTD

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16 Calgary Avenue

Howden, Livingston, EH54 6BL

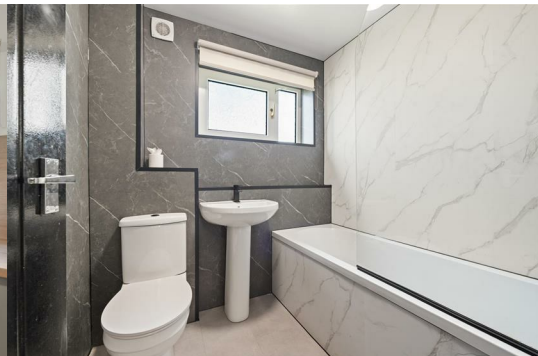
Offers over £170,000

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An excellent opportunity to purchase a spacious 4 bedroom terraced property that is well suited to first time buyer families, ideally positioned on Calgary Avenue in Livingston, close to Toronto Primary School and a range of local amenities. Brought to the market with the convenience of no onward chain, the property is perfect those moving up or down within the market place, with a quiet setting that is handy for a range of nearby transport links. Howden is also well located for the vast array of shopping and recreational amenities available in Livingston, whilst a children's playpark nearby provides a safe space for children to play within eye of the property itself.







Description

Offering 1000 sq ft of well-proportioned accommodation, the property provides an ideal family home with generous living space arranged over two levels. The ground floor comprises a welcoming entrance hallway, comfortable living room with ample space for family dining and a contemporary fitted kitchen, providing a practical and stylish space for everyday family life and entertaining. There are 4 double bedrooms to the property with the smallest to the ground floor, offering versatility for those with mobility needs or requiring a separate home office space. The remaining 3 bedrooms upstairs all boast fitted storage options, providing ample opportunity for a family of varying size. A modern bathroom further enhances the property, complete with sleek 3 piece suite, electric shower above the bath and contemporary wet-wall panels. Externally, the property benefits from private outdoor space with range of shared parking spaces, while its location is particularly appealing for families, being situated a short walk to Toronto Primary School.

With its generous accommodation, modern kitchen and bathroom, 4 spacious bedrooms and convenient family-friendly location, this property on Calgary Avenue represents an appealing home for a wide range of buyers and early viewing is highly recommended.

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.

Lower Hall 18'8" x 6'1" (5.70m x 1.87m)

Living Room 16'7" x 11'5" (5.07m x 3.50m)

Bedroom 4 10'9" x 8'11" (3.28m x 2.72m)

Kitchen 8'10" x 8'9" (2.70m x 2.69m)

Upper Hall 8'4" x 6'3" (2.56m x 1.91m)

Bedroom 1 15'10" x 11'6" (4.84m x 3.52m)

Bedroom 2 11'6" x 9'7" (3.52m x 2.94m)

Bedroom 3 12'10" x 9'2" (3.92m x 2.81m)

Bathroom 6'3" x 5'10" (1.92m x 1.80m)

Key Info

Home Report Valuation: £175,000
Total Floor Area: 93m2 (1000 ft2)
What3words: ///weds.cubes.scar
Parking: Shared; On-street
Heating System: Gas
Council Tax: Currently Listed On Non-Domestic Valuation Roll
EPC: C

Extras

All items currently within the property can be negotiated as part of the sale if desired.

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.

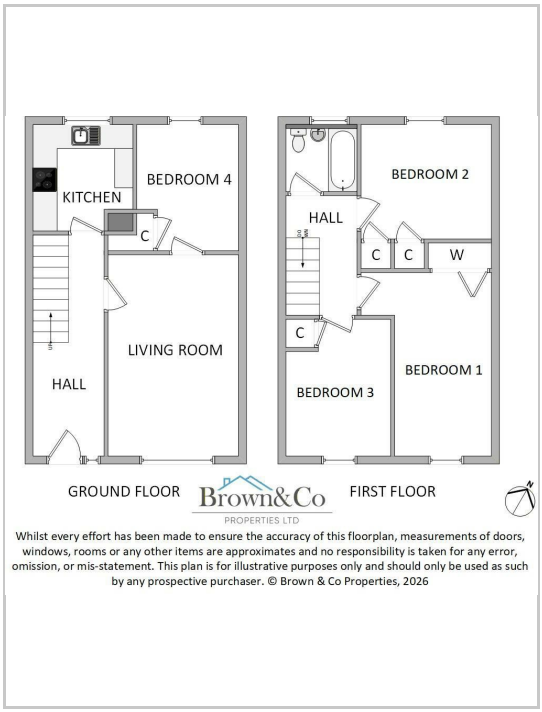
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the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

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Area Map

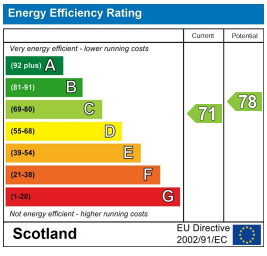


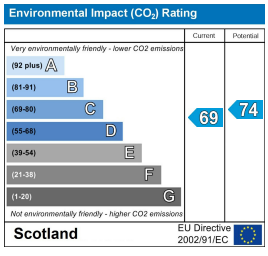
Floor Plans



Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximates and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. © Brown & Co Properties, 2026

Energy Efficiency Graph





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