Brown&Co
PROPERTIES LTD

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103 Elie Avenue

Deans, Livingston, EH54 8EU

Offers over £118,000

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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

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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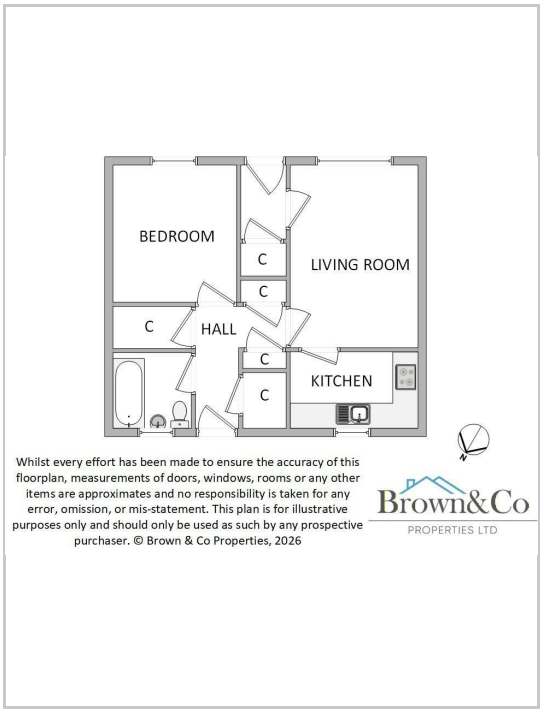
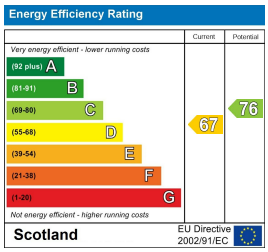
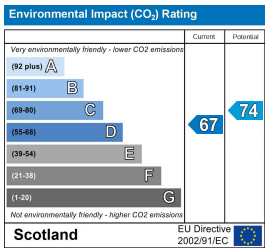
Area Map

Floor Plans



Energy Efficiency Graph





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