



RE/MAX Property



99 Huron Avenue, Livingston, EH54 6LG



This charming terraced home on Huron Avenue offers an ideal opportunity for families and first-time buyers alike. Boasting generously proportioned bedrooms, including two spacious bedrooms plus a versatile box room, the property provides flexible living accommodation to suit a variety of needs. A fresh, modern kitchen and warm, welcoming layout combine comfort with practicality, creating a wonderful place to call home. Proudly brought to the market by REMAX Property and Lorna MacDonald.

Howden is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi screen cinema and sports facilities available locally. Commuter links are good from this area, via Livingston North train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as do the local high schools.

Front Garden

The home boasts an inviting frontage with decorative stone detailing and a paved pathway leading to the front door, creating an attractive and welcoming first impression. An external integrated storage cupboard also provides convenient additional storage space.

Entrance Hallway

The welcoming hallway is entered through a partially glazed upvc door, allowing natural light to flow into the space. Finished with white décor and carpeted flooring, the area offers a bright and inviting first impression. A built in understairs cupboard provides excellent storage, while the hallway is finished with a ceiling light, radiator, and a power point.

Lounge Diner

6.885m x 3.144m narrowing to 2.556m (22'07" x 10'03" narrowing to 8'04")

This spacious dual aspect room is beautifully presented with predominantly white décor, complemented by a feature wallpapered wall and a combination of laminate and carpeted flooring, creating a warm and welcoming atmosphere. Large windows to both the front and rear elevations flood the space with natural light throughout the day, while two ceiling lights provide additional illumination.

The generous proportions of the room provide ample space for both comfortable lounge and dining areas. The room is further enhanced by two radiators and power points.

Breakfasting Kitchen

3.299m x 3.273m (10'09" x 10'08")

This recently fitted kitchen offers a range of wall and floor mounted units with sleek white gloss fronts, beautifully complemented by contemporary wood effect work surfaces. White painted walls and light wood effect LVT flooring create a clean, cohesive, and modern finish throughout.

The kitchen is well equipped with an under counter oven, a four ring induction hob with marble effect metro tile splashback, a stainless steel and glass extractor hood, an integrated dishwasher, a tall fridge freezer, and an under counter washing machine, all included in the sale.

Natural light flows in through the rear window and half glazed upvc door, enhancing the bright and airy feel of the space, while recessed downlights provide additional illumination. The stainless steel sink area features a drainer and extendable mixer tap, and the room is further complemented by multiple power points and a radiator, making this a highly practical and well appointed kitchen.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by white papered walls. This area offers a cupboard for storage. Natural light fills the landing through a front facing window. Thoughtful finishing touches include two ceiling lights and a smoke detector.

Primary Bedroom

3.203m x 3.168m (10'06" x 10'04")

This charming room boasts white painted walls, a papered wall and cosy carpeted flooring. A front facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A built in wardrobe provides storage space, while a radiator ensures warmth and multiple power points add practicality.

Bedroom Two

2.992m x 3.177m (9'09" x 10'05")

This second double bedroom is finished with white and pink painted walls and laminate flooring, creating a comfortable setting. A rear facing window allows natural light to fill the room, complemented by a ceiling light for a bright and airy atmosphere throughout the day.

An integrated wardrobe provides convenient storage space, while the room also benefits from a radiator and power points.

Box Room

2.166m x 1.736m (7'01" x 5'08")

This versatile box room offers the perfect space for a home office, nursery, or dressing room. The room is finished with white décor complemented by a pink sparkle feature wall and carpeted flooring. Additional features include a ceiling light, power points, and an attic hatch providing convenient access to additional storage space.

Bathroom

1.679m x 2.673m (5'06" x 8'09")

The bathroom is both practical and well presented, featuring light wood effect vinyl flooring complemented by fresh white and pink décor. A rear facing window allows natural light to brighten the space, while a ceiling light provides additional illumination, creating a bright and airy feel.

The suite comprises a bath with electric shower overhead, a pedestal sink, and a close coupled toilet. A radiator adds warmth and comfort, completing this functional and inviting space.

Rear Garden

The charming rear garden offers a variety of inviting seating areas, perfect for relaxing and entertaining. A paved patio sits directly beside the house, while a raised wooden decking area and decorative stone finishes add further character and versatility to the outdoor space.

Beautifully arranged raised planting beds with mature greenery create a natural separation throughout the garden, adding colour, texture, and year-round interest. Fully enclosed by fencing for privacy and security, the garden also benefits from gated rear access for added convenience. Altogether, this attractive outdoor setting provides an ideal space for entertaining guests, relaxing, or enjoying peaceful al fresco dining.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





RE/MAX Property



