



RE/MAX Property



15 Manitoba Avenue, Livingston, EH54 6LJ.



This semi detached home on Manitoba Avenue presents an exciting opportunity to turn a house into your perfect home. Set on a substantial plot, the property offers generously sized bedrooms and a warm, welcoming layout that combines comfort with versatility. Ideal for families and first time buyers alike, this spacious three-bedroom home is proudly brought to the market by Lorna MacDonald and REMAX Property.

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 Approach

The home enjoys an inviting frontage, featuring a well maintained lawn and a paved pathway leading to the front door. Fully enclosed with fencing and a front gate, the garden is enhanced by mature shrubs and established planting, creating an attractive and welcoming first impression.

Entrance Hallway

The inviting hallway is accessed via a partially glazed upvc door, allowing natural light to brighten the space. A combination of white décor and wooden panelling creates a warm and welcoming first impression, complemented by carpeted flooring. Two built in cupboards provide excellent storage space, while the space is finished with a ceiling light, smoke detector, radiator, and a power point.

Lounge Diner

6.888m x 3.200m (22'07" x 10'06")

This spacious room features a combination of papered walls, including a patterned feature wall, alongside a mix of laminate and carpet flooring, enhancing the welcoming feel. Large windows to both the front and rear allow natural light to flood the space throughout the day, complemented by two ceiling lights for added illumination.

An electric fire with a cream surround and hearth provides an attractive focal point within the lounge, while there is ample space to accommodate a dedicated dining area. The room is further enhanced by a radiator, multiple power points, and a smoke detector.

Breakfasting Kitchen

3.307m x 3.550m (10'10" x 11'07")

This well designed kitchen offers a range of wall and floor mounted units with red fronts, beautifully complemented by sleek wood effect work surfaces and a matching splashback. A combination of papered walls, a feature wood- inished wall, and grey wood effect vinyl flooring creates a cohesive and contemporary feel throughout.

Included in the sale are an eye level oven, microwave, five ring gas hob, and a stainless steel and glass extractor hood. There is also space for a tall fridge freezer and an undercounter washing machine.

Natural light floods in through the rear window and half glazed upvc door, enhancing the bright and airy atmosphere, while a ceiling light provides additional illumination. The stainless steel sink area includes a drainer and mixer tap, with multiple power points and a heat detector completing this practical and well equipped space.

Living Level Toilet

1.355m x 0.850m (4'05" x 2'09")

An essential room for modern day living, which has been decorated with pastel purple tones, a feature paper and wood panelling to the walls, with tile effect vinyl flooring. The suite comprises of a close coupled toilet and a wall hung sink. There is a ceiling light and extractor fan to finish off the room.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by white walls. This area offers four cupboards for storage. Natural light fills the landing through a front facing window. Thoughtful finishing touches include two ceiling lights, a smoke detector, and an attic hatch providing easy access to additional storage space.

Primary Bedroom

3.266m x 3.073m (10'08" x 10'01")

This charming room boasts light turquoise painted walls, a papered wall and laminate flooring. A rear 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

3.286m x 3.099m (10'09" x 10'02")

This second double bedroom is finished with white papered walls and carpet 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 open wardrobe area provides convenient storage space, while the room also benefits from a radiator and power points for added practicality.

Bedroom Three

2.019m x 3.536m (6'07" x 11'07")

This well appointed third bedroom features white and light turquoise walls and wood effect vinyl flooring. A front facing window welcomes natural light, brightening the space. Additional features include power points, a radiator and a ceiling light.

Shower Room

1.648m x 1.976m (5'04" x 6'05")

The shower room is designed with practicality in mind, featuring grey vinyl tile flooring and crisp white wet wall panelling for a clean, modern finish. A front facing window allows natural light to fill the space, further enhanced by a ceiling light for a bright and fresh feel.

The suite comprises a spacious shower cubicle with mains shower, a pedestal sink, and a close coupled toilet. A chrome towel radiator provides warmth and comfort, completing this well presented and functional space.

Rear Garden

The corner plot rear garden is mainly laid to lawn, with a paved patio area providing an ideal space for outdoor seating and dining. Fully enclosed by fencing for privacy and security, it also benefits from a gated rear access for added convenience.

Mature planted beds bring colour and interest to the space, creating an attractive setting that is perfect for relaxing, entertaining guests, 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

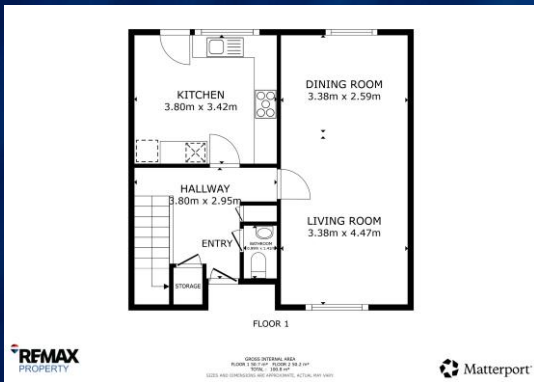
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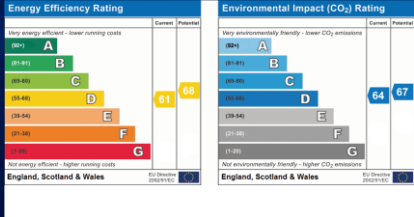
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