



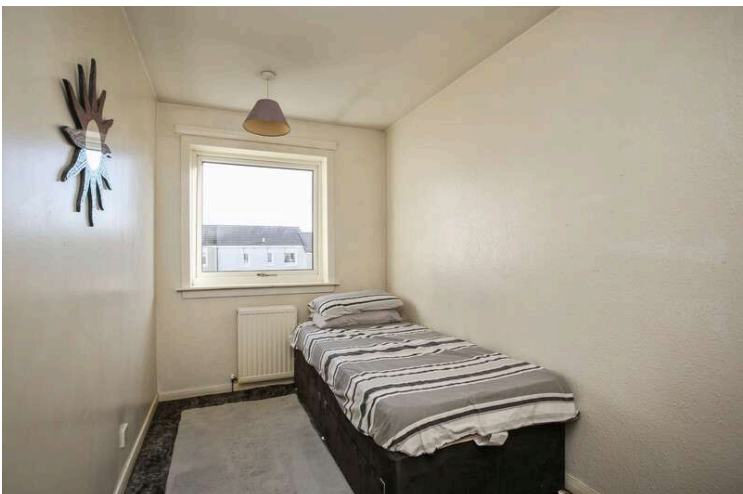
8 Nelson Avenue, Livingston, EH54 6BY

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this bright and spacious three bedroom terraced villa arranged over two floors offering excellent family living. The property is ideally located in the popular residential area of Howden, a sought-after residential area within the West Lothian town of Livingston, well placed for local amenities and transport links, schooling and recreational pursuits. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facilities.
- Living/dining room complemented by windows to the front and rear.
- Breakfasting kitchen with a range of wall and base units along with free standing white goods to be included in the sale. Door accesses the rear garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Upper landing with excellent storage, hatch to attic space.
- Rear facing double bedroom with built in wardrobes.
- Double bedroom rear facing with built in wardrobes.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating with Hive technology.
- Double glazing.
- Private gardens to the front and rear.
- Residents and visitors carpark.



## Location

The property is well-placed for local amenities and transport links and is situated beside the local Howden Park. Howden is a popular residential area of Livingston with an arts & entertainment venue hosting many events for families and also houses nearby St. John's Hospital. Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There are also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinema, and sports centres. This location has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.

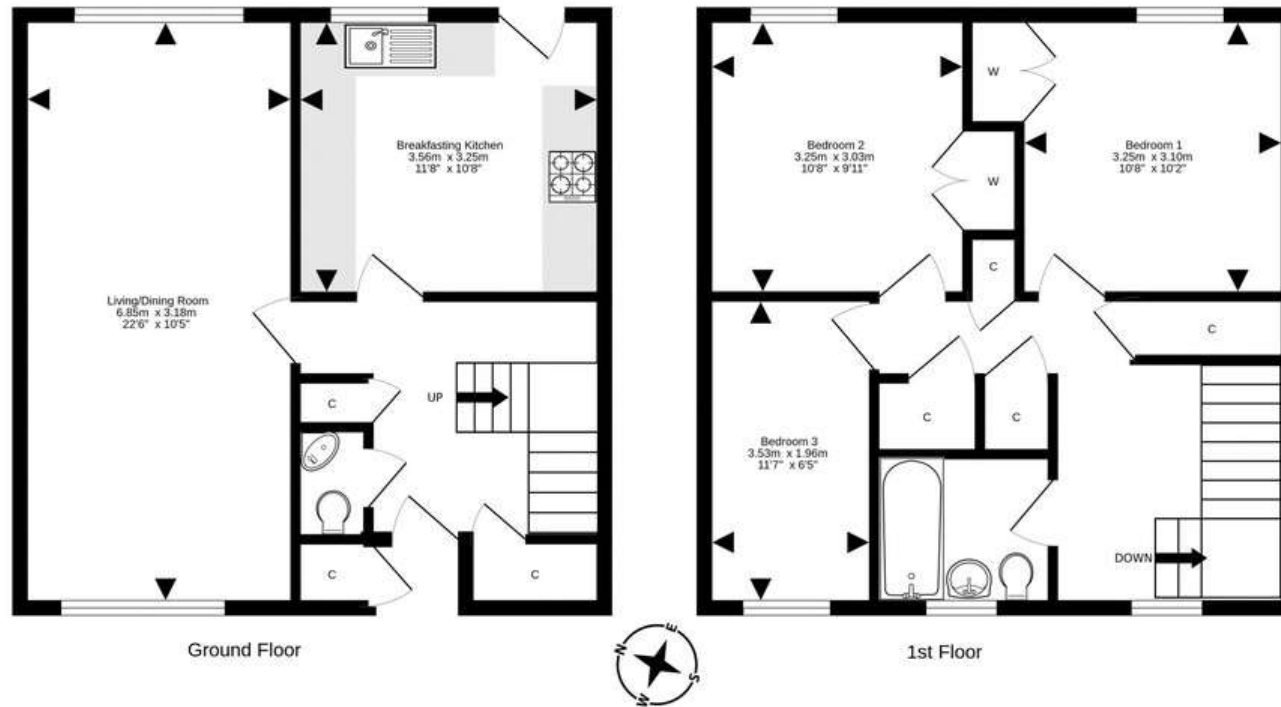
## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

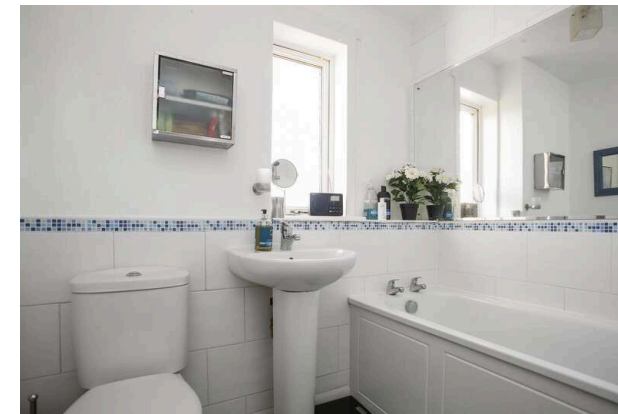
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

