



**4 Lenzie Avenue, Livingston,
West Lothian, EH54 8NP**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

THREE-BEDROOM, MID TERRACE HOUSE



This, bright and spacious, three-bedroom, mid terrace house has a fantastic location on a leafy street, in the popular Deans area of Livingston, close to local amenities, schools, train station and transport links. This property offers excellent family accommodation over two floors and benefits from double glazing, gas central heating and offers the opportunity to add your stamp to a property. On the ground floor there is a generous dining kitchen, with a range of fitted units, a breakfast bar and plenty of space for dining, as well as having patio doors opening onto a decked area. There is also a light filled lounge, a utility room (or could be used as a home office), under stair storage and a W.C. on this level. On the upper floor there are three double bedrooms, two of which have fitted wardrobes (wardrobe doors are not included), and a family bathroom, with a bath and a separate shower cabinet. The garden to the front is laid to lawn and the large rear garden has an area of lawn, decking and gate access to a back lane.

Hall
Dining kitchen, with patio doors
Lounge
W.C.
Good storage
Utility room
Three double bedrooms
Family bathroom
Double glazing
Gas central heating
Gardens to the front and rear
On-street parking





LIVINGSTON

The town of Livingston offers a selection of amenities to include: nurseries, primary and secondary schooling, supermarkets - including ASDA Wal-Mart, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and McArthur Glen Outlet Centre. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by two mainline railway stations with regular services to both Edinburgh and Glasgow. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£160,000

EPC Rating

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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