



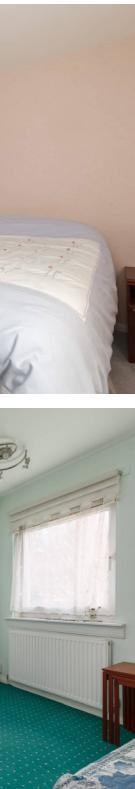
**16 Manitoba Avenue
Livingston, West Lothian, EH54 6LJ**

CALL US ON 0131 447 4747

16 Manitoba Avenue, Livingston, West Lothian, EH54 6LJ

For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Living room/dining room with feature fire & patio doors to rear.
- Good sized kitchen with appliances.
- Access to rear garden.
- Upper landing with storage.
- Master bedroom with built in mirrored wardrobes.
- Further double bedroom.
- Four piece shower room.
- Box room/office with access to attic via Ramsay ladder.
- Private garden to front.
- Enclosed garden at rear.
- Gas central heating.
- Double glazing.
- On street parking.



GENERAL DESCRIPTION

A 3 bed terraced villa situated within an established development within the well located town of Livingston in West Lothian, an ideal commuter base into Edinburgh and Glasgow with its close proximity to the M8 and local train stations. The property would make an ideal purchase for a first time buyer/young couple and although in need of some modernisation and redecoration, offers excellent potential to any purchaser. There are a range of amenities close at hand.

LOCATION

The town of Livingston offers an eclectic range of amenities to include nurseries, primary and secondary schools, supermarkets - including ASDA Wal-Mart, a cinema, bars, restaurants, sports and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Arnonvale Centre and Livingston Designer 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 golfing enthusiasts. Deer Park Country Golf Club.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE PIANO AND SOME OF THE FURNITURE IN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

B.

APPROXIMATELY 1.9 MILES TO LIVINGSTON SOUTH TRAIN STATION.

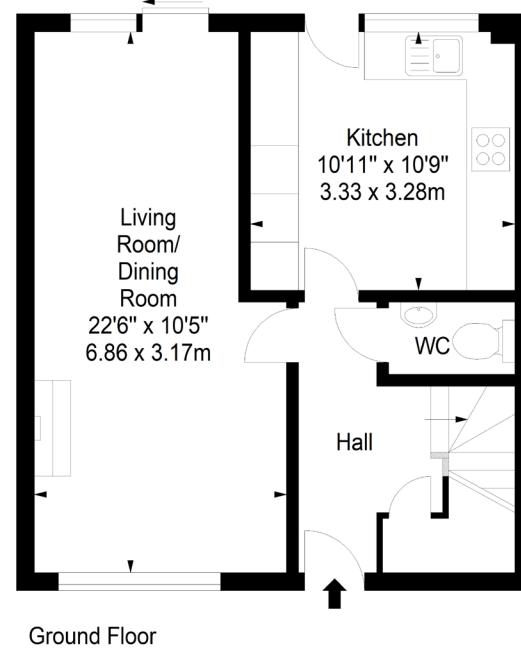
APPROXIMATELY 11.1 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

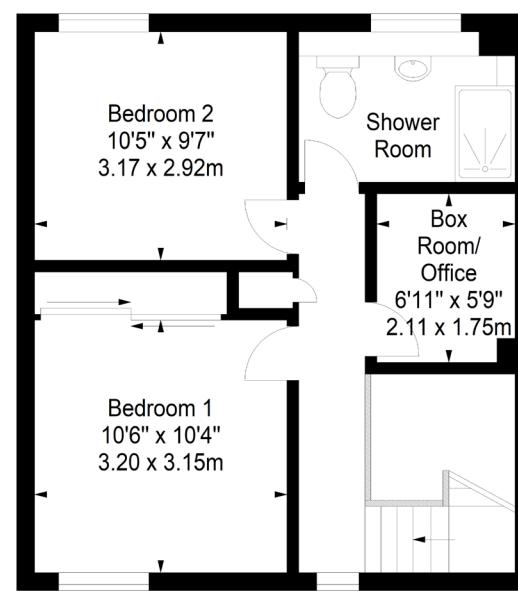
Manitoba Avenue,
Livingston,
West Lothian, EH54 6LJ



Approx. Gross Internal Area
900 Sq Ft - 83.61 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.