



62 Lenzie Avenue, Deans

Livingston

Offers Over £150,000



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Deans, Livingston

Welcome to Lenzie Avenue, Livingston, a spacious three bedroom terraced home offering generous room proportions throughout, a south facing rear garden and a highly convenient location close to excellent transport links and local amenities. Offered to the market chain free, this property presents an excellent opportunity for first time buyers, families or investors alike.

Upon entering, you are welcomed into a generously sized entrance hallway, providing access to the ground floor accommodation and benefiting from a large storage cupboard, offering excellent practicality for everyday living.

Positioned to the rear of the property is the spacious lounge, a bright and comfortable living area that can easily accommodate two large sofas, a media wall and additional furnishings. A large south facing window allows natural light to flood the room, creating a warm and inviting atmosphere throughout the day.

The kitchen is located to the front of the property and offers a generous amount of worktop and storage space. Fitted with an integrated hob and oven, there is also room for a washing machine, fridge freezer, dishwasher and additional appliances if required. To the rear of the kitchen is a dedicated dining area, comfortably accommodating a table and chairs for five to six people, making it an ideal space for family meals and entertaining guests. The kitchen also benefits from under stair storage and direct access to the rear garden.



Completing the ground floor is a convenient downstairs WC, fitted with a two piece suite and finished with tiling. In addition, a substantial storage cupboard within the hallway offers excellent storage potential and could provide flexibility for future use, subject to the relevant consents.

Upstairs, the property continues to impress with three generously proportioned bedrooms. The principal bedroom is positioned to the rear of the home and comfortably accommodates a king size bed with bedside cabinets, while also benefiting from a fitted wardrobe. Bedroom two is another spacious double room, easily accommodating a king size bed and additional bedroom furniture. Bedroom three is also well-proportioned and can comfortably accommodate a king size bed, making this a rare home offering three genuinely generous bedrooms.

The family bathroom is fitted with a three piece suite comprising a standing shower, wash hand basin and WC, with tiled finishes throughout. Two further storage cupboards on the upper landing provide additional practical storage solutions.

Externally, the property benefits from both front and rear gardens, with the south facing rear garden providing an excellent outdoor space to enjoy throughout the year. To the rear, you have a one car driveway and communal parking is available for residents and visitors.

Lenzie Avenue enjoys an excellent position within Livingston's popular Deans area. Livingston North Railway Station is within walking distance, providing excellent commuter links to both Edinburgh and Glasgow. The nearby dual carriageway and M8 motorway further enhance connectivity across Central Scotland. School catchments include Deans Community High School, Carmondean Primary School and Deans Primary School. A wide range of local amenities are close at hand, including Morrisons supermarket, local shops, parks and everyday services.

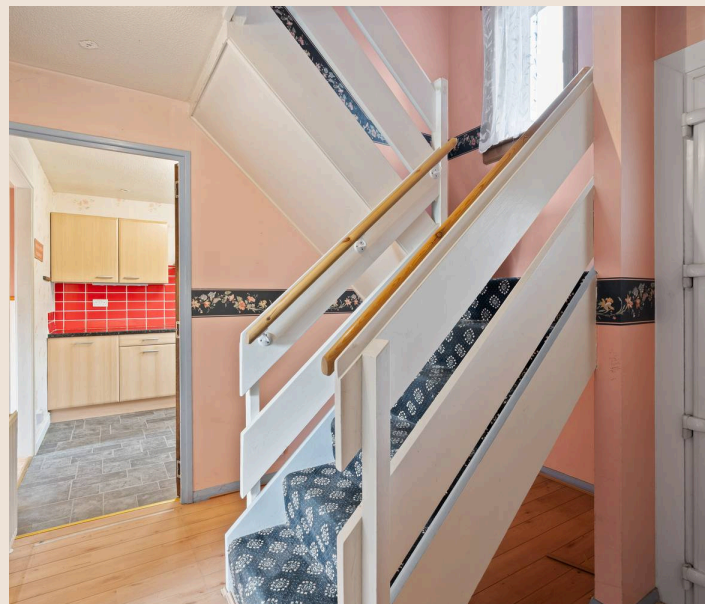
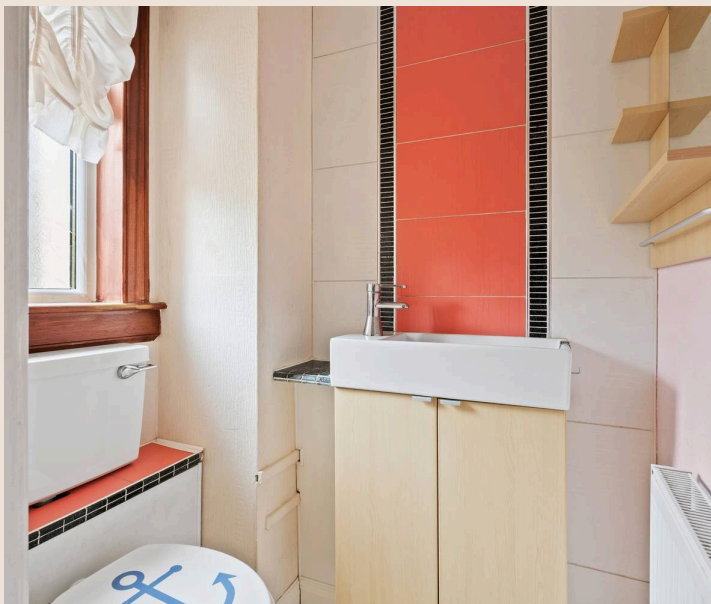
Combining generous living accommodation, excellent storage, a south facing garden and a highly convenient location, this chain free home is ready for its next owners to move straight in and enjoy.

Home Report Value- £155,000

EPC - C

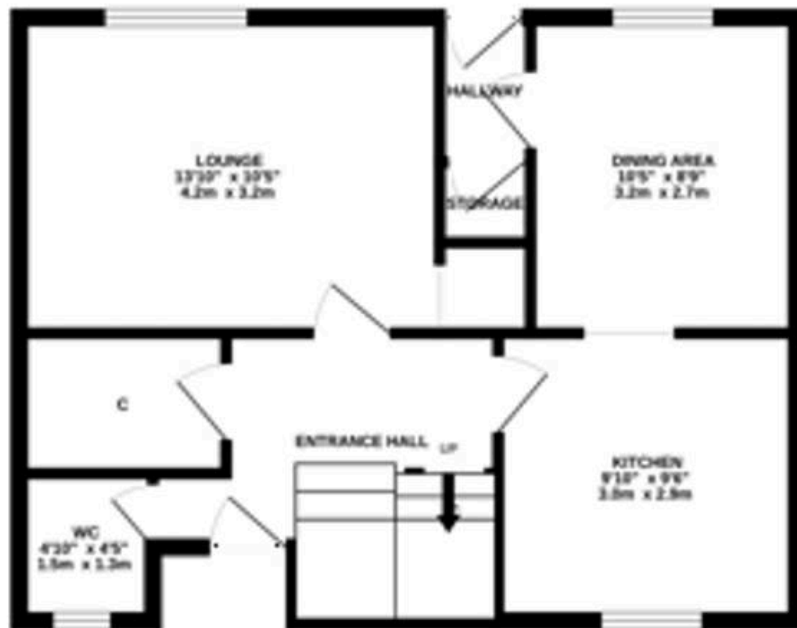
Council Tax Band - B

Square Ft- 1055/ 98m²

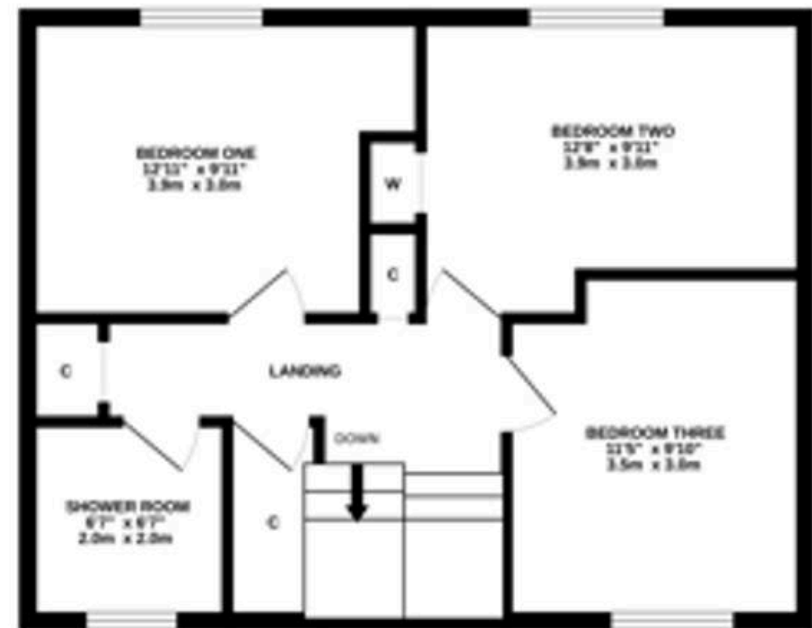




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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