



- End Terraced Bungalow - Great Location
- 1 Double Bedroom with Built-In Storage
- Kitchen & Shower Room
- Bright & Airy Lounge
- Front Porch - Neutral Decor Throughout
- Gas Heating & Double Glazing

**Alba Property View ...**

*"Ideal home for any first-time buyer or downsizer. Bright and airy with neutral decor throughout."*

**24 Bancroft Avenue, Livingston, EH54 6AR**

**Fixed Price £125,000**



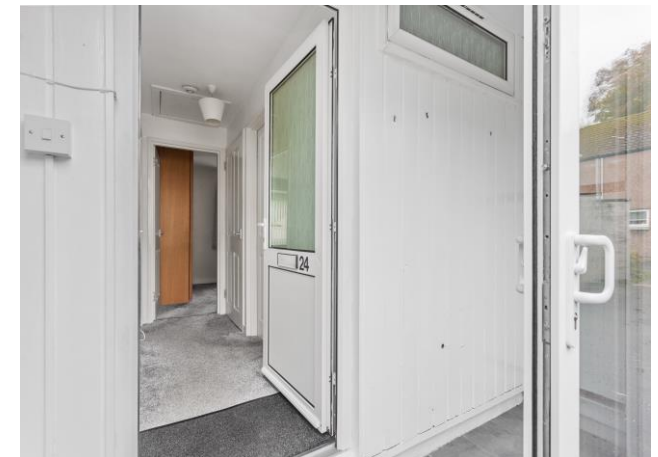
Introducing the charming 24 Bancroft Avenue, a delightful one-bedroom end-terraced bungalow situated in the highly sought-after area of Howden, Livingston. Rarely available and an ideal choice for any first-time buyers or those looking to downsize, offering a fresh and neutral décor throughout.

Upon entering the property, you'll find a welcoming front porch, complete with a handy store cupboard. The porch leads you to a carpeted hallway, providing access to the lounge, bedroom, and shower room. The hallway also benefits from an additional store cupboard making it an ideal space to keep your belongings organised.

The lounge is a bright and airy space with a large window to the rear, filling the room with natural light. The room is carpeted, providing a warm and cosy atmosphere. A door from the lounge leads to the well-appointed kitchen, which features base and wall units, and a tiled floor. The kitchen offers space for a free-standing cooker, washing machine, and fridge/freezer, all of which are included in the sale.

The double bedroom boasts a built-in store with hanging facilities, as well as space for additional free-standing furniture. The wardrobe is also included in the sale. The bedroom is carpeted, providing comfort underfoot. The shower room features a w.c., wash hand basin, and shower cubicle, with an opaque window to the front.

Enjoy the peace of mind that comes with gas heating and double glazing for maximum comfort. This delightful bungalow is sure to attract interest, so don't miss out on the opportunity to call 24 Bancroft Avenue your new home.





## Sizes

**Porch** 9' 2" x 2' 3" (2.79m x 0.69m)

**Lounge** 13' 3" x 10' 7" (4.04m x 3.22m)

**Kitchen** 9' 4" x 6' 9" (2.84m x 2.06m)

**Bedroom** 10' 0" x 8' 6" (3.05m x 2.59m)

**Shower Room** 6' 6" x 6' 0" (1.98m x 1.83m)

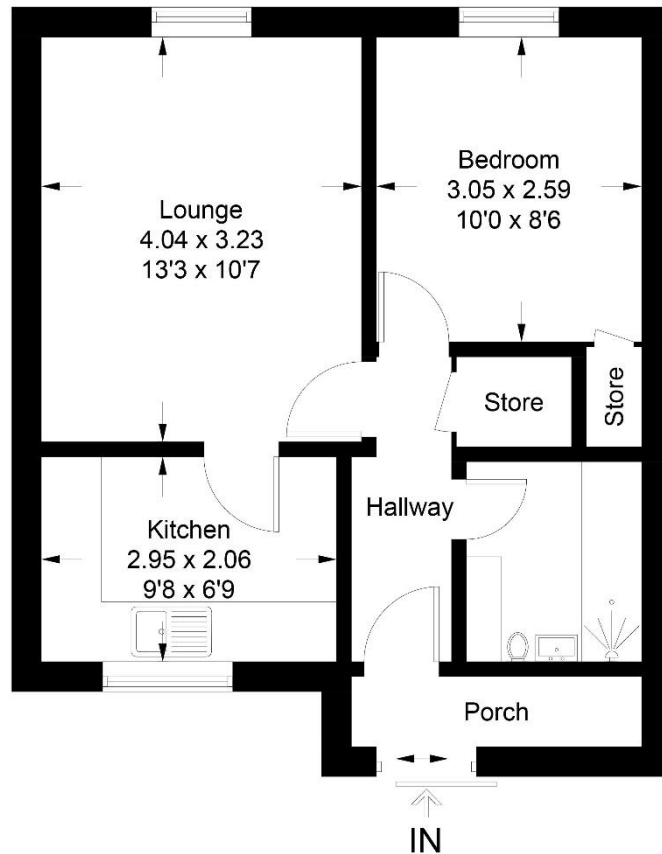
## Location

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has two train stations offering regular services to both Edinburgh and Glasgow.



## 24 Bancroft Avenue, Livingston

Approximate Gross Internal Area = 40.1 sq m / 432 sq ft



### Extras (Included in Sale)

All floor coverings, window fittings, light fittings, white goods (no warranty) and wardrobe.

### Viewing/Offers

Please call Alba Property to arrange a viewing.  
All offers should be submitted via Alba Property-  
Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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