



89 Granby Avenue
Howden Livingston
EH54 6LE

Offers Over £144,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy is offered from this popular style end terraced villa, that benefits from external wall refurbishment and is well placed for the town centre and amenities. Internally it will benefit from some upgrading and modernisation and has great potential, with an attractive price tag. All rooms are well proportioned and there is an enclosed garden to rear. Early/flexible entry available. Chain Free.

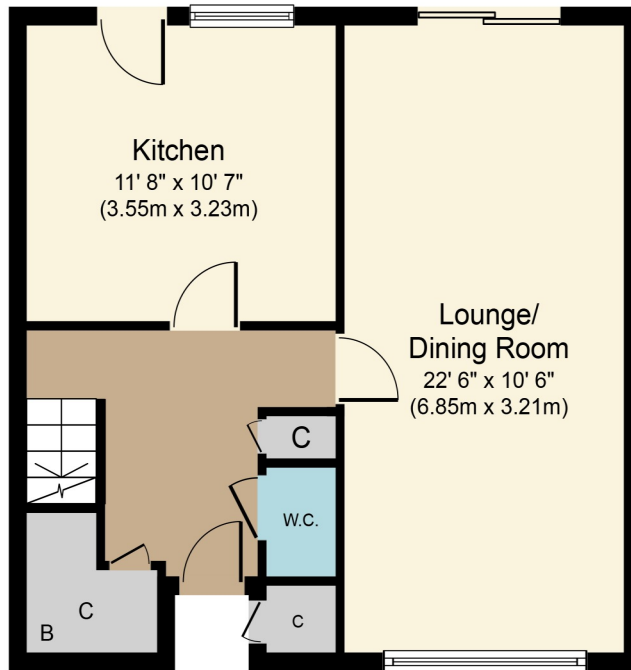
- **Entrance hall & W.C.**
- **Spacious lounge/dining**
- **Sizable kitchen**
- **Three bedrooms**
- **Wet/shower room**
- **GCH & DG**
- **Enclosed garden/new fence**
- **Excellent storage**
- **Non allocated parking adjacent**
- **External wall insulation/refurbished**
- **Council Tax Band B**
- **Near town centre**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

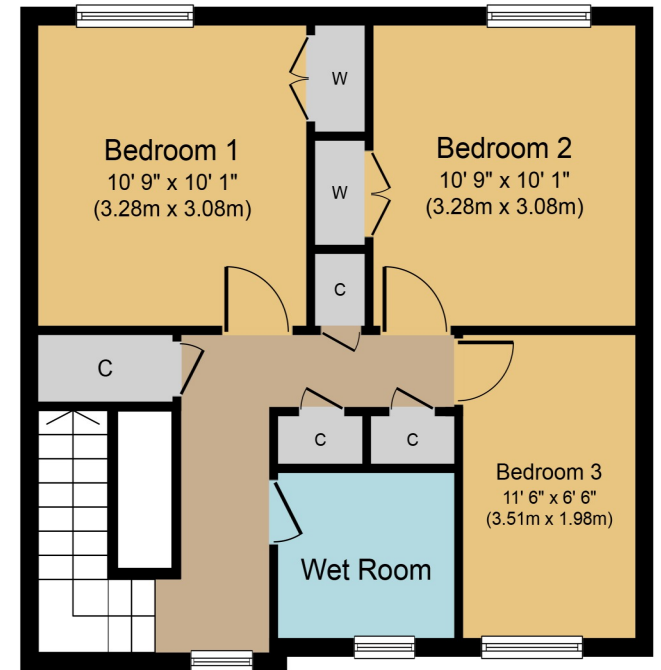


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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