



11 Alberta Avenue,  
Howden, Livingston  
EH54 6AN  
Offers Over £ 163,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





**11 Alberta Avenue**

**Livingston Howden EH54 6AN**

**A super family home is offered from this very well presented and popular style terraced villa. Situated in a sought after area, it offers flexible accommodation and also has an option to purchase a lock up garage in addition. Rooms are all well proportioned and décor is fresh and neutral throughout. Attractive enclosed garden to rear, shared parking nearby. The location has easy access to nearby schools, public transport, hospital, town centre and rail station. Flexible/early entry is available. Chain free.**

- Entrance porch, hallway & W.C.
- Spacious lounge dining room
- Fitted kitchen
- Ground floor bedroom 4 or office
- Three further bedrooms
- Shower room
- Attractive enclosed rear garden
- Shared parking bays nearby
- Council Tax Band B
- Electric Heating and DG
- Option to purchase lock up garage sited nearby, in addition to the property. (Separate title deed)



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

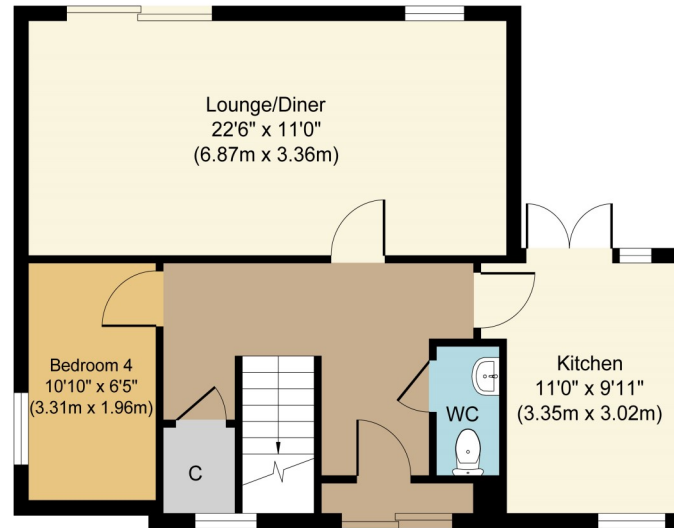




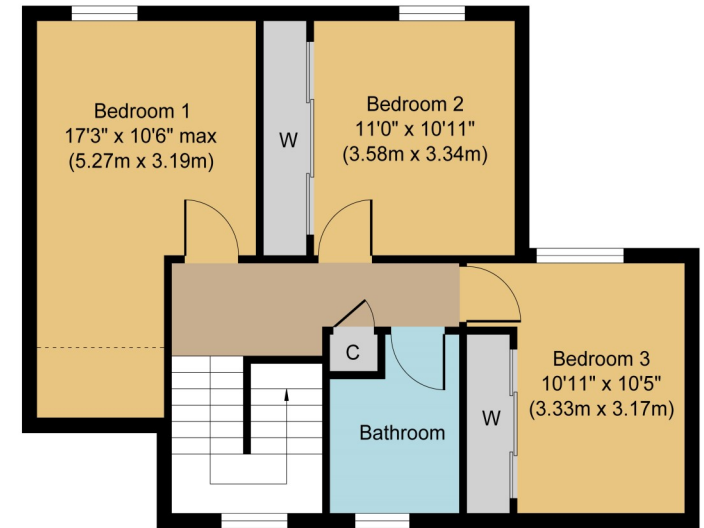
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**Ground Floor**  
Approximate Floor Area  
**558 sq. ft**  
(51.80 sq. m)



**First Floor**  
Approximate Floor Area  
**535 sq. ft**  
(49.72 sq. m)



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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