



65 Howatson Court,
Livingston EH54 7FH
Offers Over £249,000

Caesar & Howie
Solicitors & Estate Agents



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Be quick to view this well presented and popular style modern semi detached villa, located in a central and sought after location. The property is situated in school catchment for Livingston Village Primary, has easy access to Almondvale Stadium, main shopping centre, St Johns Hospital, rail station, the popular local Village Inn and many walks/trails nearby. The accommodation is well proportioned throughout, tastefully decorated and in walk-in condition. It comes with many extras and has an attractive garden to rear with sunny position and woodland backdrop. An ideal family home.

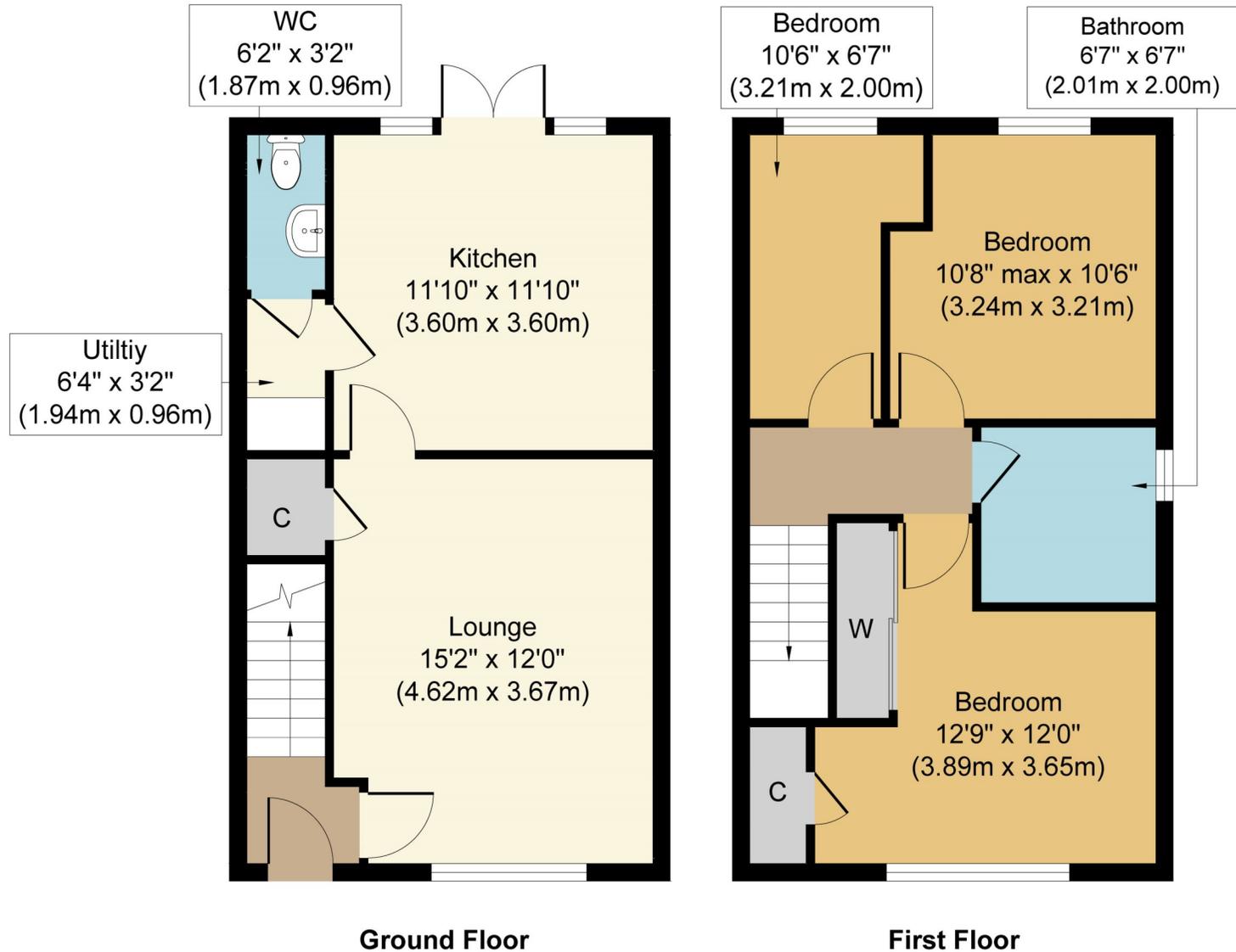
- Entrance hall
- Lounge
- Breakfasting kitchen
- Utility area & W.C.
- Three bedrooms
- Bathroom
- GCH & DG
- Attractive gardens
- Council Tax Band D
- Floor area approx. 82m2





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Every effort 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. 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.