



**77 Toronto Avenue**  
LIVINGSTON, EH54 6BN

***DMD LAW*** LLP  
Solicitors & Estate Agents

# 77 TORONTO AVENUE, LIVINGSTON, EH54 6BN

FIXED PRICE £80,000

VIEWING: by appointment telephone DMD Property Department 0131 316 4666

- ENTRANCE HALL
- DINING KITCHEN OPEN PLAN TO LIVINGROOM
- THREE BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING





A well presented mid-terraced villa in a popular residential location close to a great selection of amenities. The accommodation is well proportioned and the property would make an excellent family home.

There is a spacious entrance hall with laminated flooring and carpeted stairway to the upper floor; under-stair cupboard. The generous livingroom area is bright and open plan to the dining kitchen. The kitchen is fitted with a range of wall and base units with matching worktops and a sink with draining board.

The carpeted landing provides access to the bedrooms and shower room; hatch to the attic; window to front. There are two well proportioned

rear facing double bedrooms both with built-in wardrobes and the master bedroom has an additional storage cupboard. There is a further single / box bedroom to the front of the property. The bathroom has fully tiled walls and is fitted with a three piece suite.

#### **LOCATION**

The property is situated in the popular area of Howden in Livingston, a few minutes from Livingston town centre. There is good road access to the Motorway networks, making it ideal for commuting to Edinburgh or Glasgow. There is a local primary school and nursery only a short walk from the property. There are excellent shopping facilities nearby at Almondvale shopping centre. Other amenities nearby include St John's hospital and Howden park.

#### **OUTSIDE & GARDENS**

The easily maintained rear garden is mostly paved with a decked area and it is enclosed by a wooden fence.

#### **EXTRAS**

All carpets, blinds, fixtures and fittings, integrated oven and hob, washing machine, tumble dryer, fridge and freezer.

#### **SERVICES**

The property benefits from a modern gas central heating system.

#### **EPC RATING**

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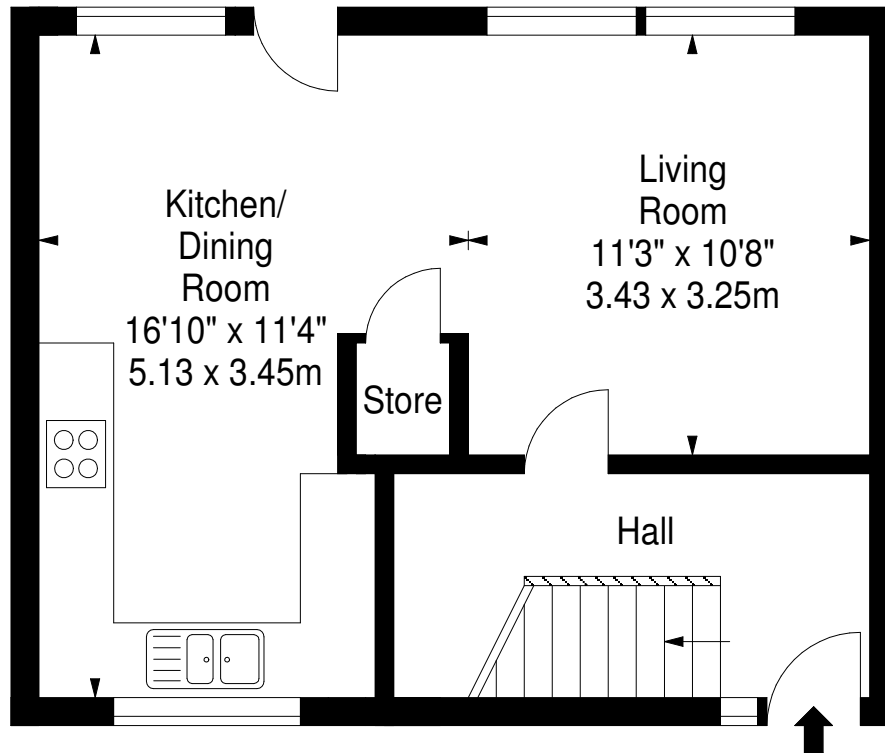
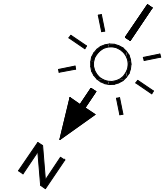
# Toronto Avenue, EH84 6BN

Approx. Gross Internal Area

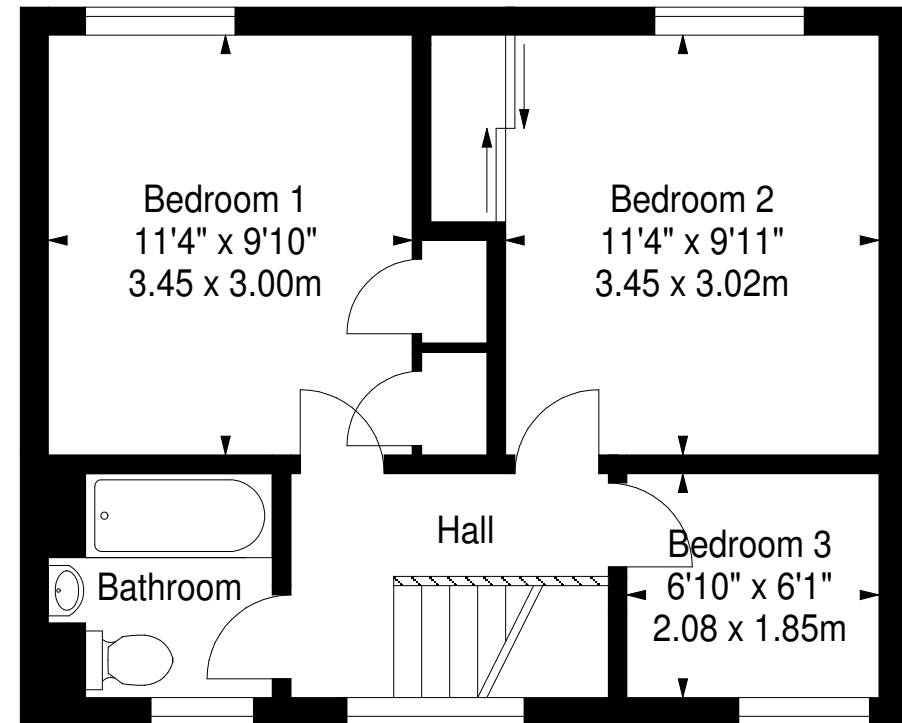
790 Sq Ft - 73.39 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

**NOTES:**

1. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract. Interested parties must satisfy themselves as to the accuracy of these particulars.
2. Interested parties are advised to register their interest, preferably through their Solicitors, with the selling agents as soon as possible in order that they may be notified of any closing date for offers which may be fixed.
3. The sellers are not bound to accept the highest or any other offer.
4. The selling agents have not tested the services to property or the appliances included in the sale and accordingly do not know or claim that any of such are properly installed, in good working order and in good condition.
5. All measurements have been taken by the selling agents but must be regarded as approximately only.
6. If there is any matter arising from these particulars which is of particular importance to an intending viewer the selling agents should be contacted for confirmation or clarification before the property is viewed.
7. Every attempt is made to ensure accuracy, however measurements are approximate and for illustration purposes only. Not to scale.

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22 St.John's Road, Corstorphine, Edinburgh, EH12 6NZ DX 550440 Edinburgh 44 LP1 Edinburgh 16  
Tel:0131-316 4666 Fax:0131-539 7035 email:property@dmdpartnership.co.uk

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