NEILSONS

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Offers Over

£165,000

27 Nelson Avenue

Livingston | West Lothian | EH54 6BY

Freshly painted throughout, this three bedroom mid terrace villa in Livingston offers an inviting home within easy reach of the town's shopping and leisure amenities, including The Centre and Livingston Designer Outlet. Local parks and riverside walks offer opportunities to enjoy the outdoors, while road and rail links connect Livingston with Edinburgh and Glasgow.

- 3 bedrooms
- 2 public rooms
- 1 bathroom plus WC
- Front and rear gardens
- On street parking
- EPC rating – C
- Council tax band - B



Description

A welcoming hallway provides useful storage and a convenient WC. To the left, a bright lounge leads through to a separate dining room, while the good sized kitchen is fitted with a range of wall and base units with co-ordinated worktops and has a door opening to the garden. Upstairs, the landing offers ample cupboard storage and gives access to two double bedrooms, both with storage, and a third bedroom that could equally serve as a home office or study. The bathroom is fitted with a white suite and has a shower over the bath. The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the 'before' images which have also been uploaded for perusal.





Extras

Included in the sale will be the fridge/freezer.

Gardens and parking

To the front of the property is a pebbled and paved garden. To the rear, the fully enclosed, low maintenance paved garden features raised planters and offers space for relaxing and outdoor dining during the warmer months. A car park provides parking for residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

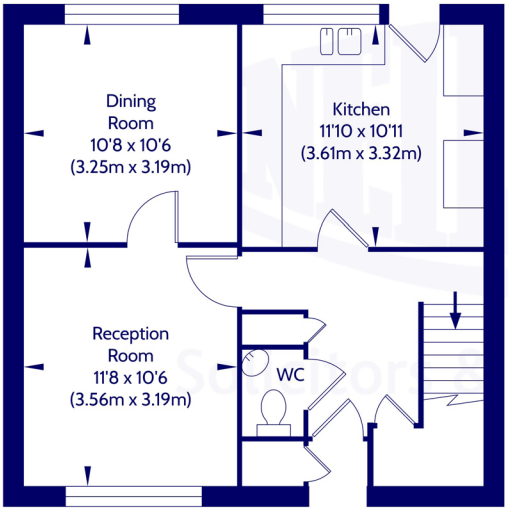
Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.



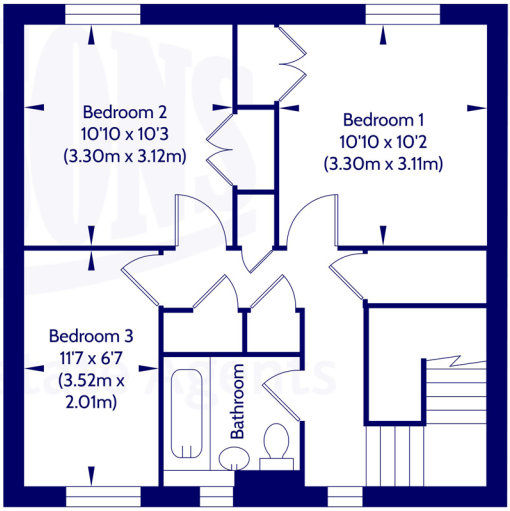


Approx. Gross Internal Floor Area 94 Sq M / 1008 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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