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Howatston Court, Livingston, EH54 7FH

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# 73

## Howatston Court, Livingston



Filled with natural light and finished to an excellent standard, this four-bedroom detached home by Barratt Homes offers turn-key interiors and a comfortable family lifestyle in sought-after Livingston Village.

Thoughtfully designed and generously proportioned with a north-south orientation, the ground floor features a south-facing living room that flows into a bright, spacious dining kitchen, complete with patio doors opening to the north-facing rear garden. A practical utility room with garden access and a guest WC complete the downstairs layout.

Upstairs, four tastefully decorated double bedrooms offer excellent space for family life. The principal bedroom overlooks the rear garden and boasts a sleek en-suite shower room, while the remaining bedrooms share a stylish, well-appointed family bathroom. With a driveway and integral garage, and located close to local parks, transport links, and amenities, this is a superb opportunity.

### *What's special about this house*

- Spacious four-bedroom detached Barratt Homes family home in Livingston Village boasting a north-south-facing orientation, turn-key accommodation, garden, and off-street parking
- Bright south-facing living room featuring carpeting and a cool colour palette.
- Generously proportioned dining kitchen opening to the north-facing rear garden and showcasing white gloss handleless wall and floor units, illuminated wood-effect worktops and an aqua tiled splashback. High-spec integrated appliances include a gas hob, oven, and extractor hood. The adjacent utility offers further storage along with access to the rear garden and ground floor WC.
- Light-filled and spacious principal double bedroom enjoying views over the rear garden and featuring built-in mirrored wardrobes and an en-suite shower room.
- Good-sized rear garden with a large lawn, paving, and raised timber decking.
- Driveway and integral garage.
- Close to local schooling, green space, and Livingston's array of retail and leisure amenities, as well as efficient commuter links to Edinburgh and Glasgow.



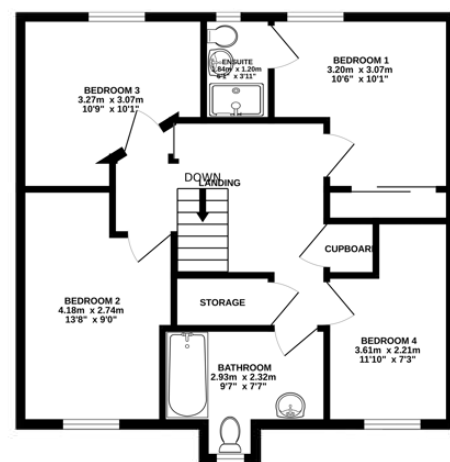
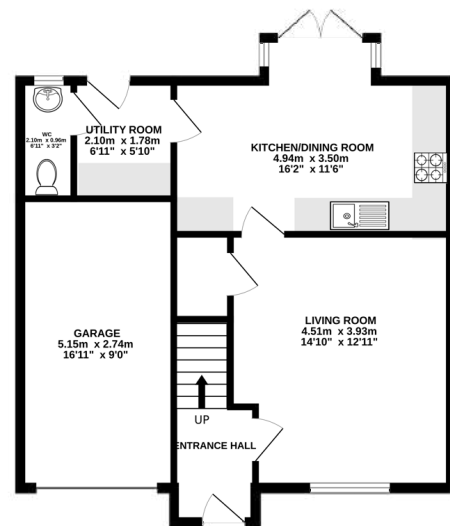


## Location and Amenities

- Catchment for Toronto Primary School and Inveralmond Community High
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a five-minute drive, providing a wide variety of high street stores, boutiques, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (19 miles) and Glasgow (30 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute drive.
- Edinburgh International Airport is just 11 miles away.
- Green spaces include Peel Park, Howden Park and Bellsquarry Wood.

*All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, washing machine, tumble dryer and fridge/freezer.*

Home Report valuation	£320,000
Internal floor area	115m <sup>2</sup>
School catchment	Toronto Primary School Inveralmond Community High
Council tax band	E
EPC Rating	B
Train station	Livingston North Railway Station



### Dimensions

Living Room	4.51 x 3.93m
Kitchen/Dining	4.94 x 3.50m
Utility Room	2.10 x 1.78m
W.C	2.10 x 0.96m
Garage	5.15 x 2.74m
Bedroom 1	3.20 x 3.07m
Ensuite	1.84 x 1.20m
Bedroom 2	4.18 x 2.74m
Bedroom 3	3.27 x 3.07m
Bedroom 4	3.61 x 2.21m
Bathroom	2.93 x 2.32m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



**Kirsty Black**  
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.