



81 Jubilee Avenue, Livingston

Offers Over £150,000



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Welcome to 81 Jubilee Avenue, a spacious and well-located end-terrace home in the heart of Deans, Livingston. Offering four bedrooms, flexible living space, and a private west-facing garden, this property is an excellent opportunity for families, first-time buyers, or investors looking for a home with room to grow and the potential to personalise.

You are welcomed into a bright and generously sized hallway, giving a sense of openness from the outset. The wrap-around staircase to the left adds architectural character and leads to the upper level. There's also a large under-stair storage cupboard, perfect for keeping everyday items neatly tucked away.

Straight ahead, the kitchen is practical and spacious, offering ample room for freestanding appliances, a dining table, and plenty of cupboard and worktop space. It comes with an integrated oven and gas hob, making it ideal for everyday cooking, while also offering scope for modernisation.

To the right of the hallway, the lounge is a warm and welcoming space with room for multiple sofas, media units, and more. Patio doors at the rear open out to the private west-facing garden, letting in lots of natural light and extending the living space outdoors—perfect for relaxing or entertaining.

Just off the lounge is a downstairs bedroom, a flexible room that can easily accommodate a double bed, along with bedside tables and wardrobe space. Whether used as a guest room, home office, or playroom, it offers great versatility and is nicely positioned for privacy.



Also on the ground floor is a two-piece WC, fully tiled in a soft cream finish, with a wall-mounted mirror—ideal for guests and day-to-day convenience.

Upstairs, the landing is bright and airy, leading to three well-sized bedrooms and the main bathroom. The principal bedroom is generously proportioned, comfortably fitting a king-size bed with space for bedside furniture and featuring a built-in wardrobe. A large window fills the room with natural light.

Bedroom Two is also spacious and can easily fit a double bed, making it a great guest or family room. Bedroom Three is equally adaptable—perfect as a child's bedroom, study, or additional sleeping space, with room for wardrobes or desks.

The main bathroom is a simple and functional three-piece suite, with a standing shower, WC, and sink—tidy and ready for your personal touch.

The rear garden is a real highlight: fully enclosed, west-facing, and catching the evening sun. It's a great spot for barbecues, gardening, or relaxing outdoors, with mature trees beyond offering added privacy and greenery—ideal for families or pet owners.

There is communal parking available nearby, providing easy access for both residents and guests.

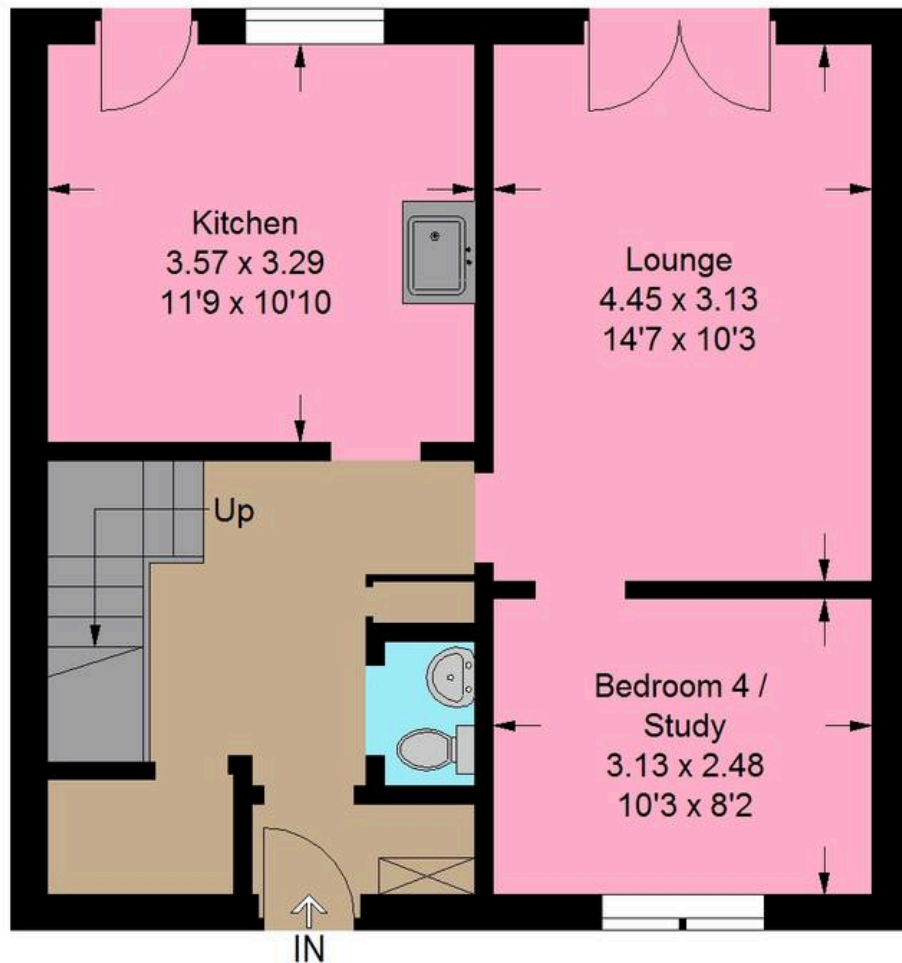
Located in a well-connected part of Deans, this home is just a short walk from Scotmid, with Morrisons and other major supermarkets only a few minutes' drive away. Popular local restaurants like Ariston Greek Kitchen, Black Rooster Livingston, and Pecking Inn are also nearby for great takeaway or dine-in options.

For families, the home is close to Deans Primary School, Meldrum Primary, and Deans Community High School. Healthcare is well-covered with Carmondean Medical Group nearby. Nature lovers will appreciate being just a short walk from Eliburn Park, a peaceful green space with walking routes, a pond, and play areas—perfect for weekend outings or daily walks.

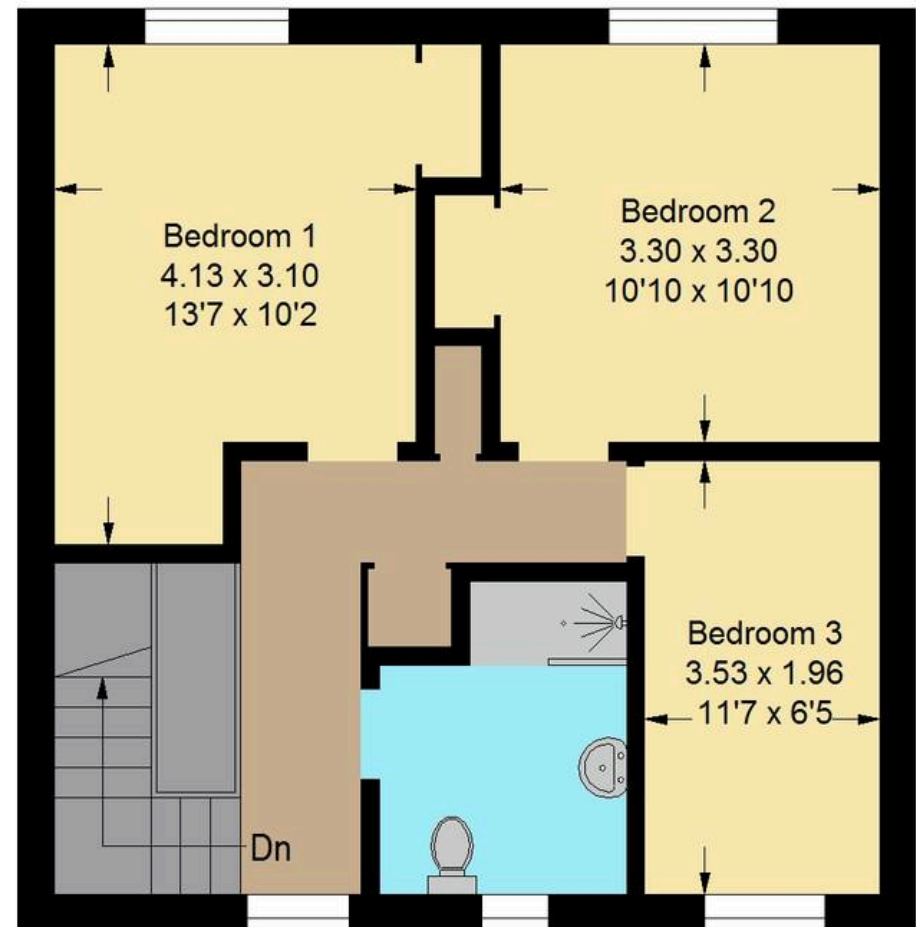




Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1198807 / Ref:90516)



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