





Set in an ideal locale, close to Livingston South railway station, local schools and other local amenities, this upgraded property is ready to move into. A private rear garden, driveway, and street parking make this home ideal for many needs.

Dedridge retains its community and unique character, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to many walks and green spaces, there are a few shops locally and The Centre and Livingston Designer Outlet Centre are only a few minutes' drive away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Little Flyers nursery is within close proximity to the property, while Bankton Primary School and Williamston Primary School both offer primary education and afford good reputations, as does the local high school, The James Young High School.

Front Approach

A welcoming approach features a tarmacadam driveway, bounded on both sides by half-height fencing.

Vestibule

1.063m x 0.937m (03'05" x 03'00")

When entering this home, you are greeted with a uPVC front door, which has decorative glazing. The décor begins with neutrally painted walls and red carpeted flooring. A ceiling light completes this room.

Hallway

The hallway represents a lovely transition into the rest of the property, finished with red carpets to the floor and neutral paint to the walls, and ceiling lighting to radiate some light around the room. Two storage cupboards make use of extra space, while a radiator, smoke detector, and power point complete the area.

Living Level Toilet

1.380m x 0.893m (04'06" x 02'11")

A white close-coupled toilet and white wall-mounted sink form a tasteful suite. The floor is finished with tile effect vinyl, while the walls are finished with neutral tiles. A ceiling light and a window to the front of the property brighten the room, and a radiator completes this washroom.

Lounge

4.627m x 3.185m (15'02" x 10'05")

Decorated with neutral paint to the walls and wood effect laminate to the floor, these assets are brightened by a window to the front of the property, as well as the present ceiling lighting. It contains power points and a radiator, completing the space.

Dining Room

3.629m x 2.871m (11'10" x 09'05")

Much like the adjoined lounge area, this room is finished with neutral paint to the walls and wood effect laminate flooring. The ceiling light brightens up the area, as well as two windows looking onto the rear garden. A radiator and a few power points finish off the room nicely.

Kitchen

3.809m x 2.685m (12'05" x 08'09")

This kitchen has a window and half-glazed uPVC door to the rear, granting access to the property's garden. The floor is finished with neutral tiles, while the walls take on a neutral paint finish, contrasting with a black tiled splashback around the kitchen units. These units sport wood-effect frontages, and a stainless-steel sink is also present, equipped with a drainer and mixer tap. There is under-counter space for a washing machine, and a dishwasher has been integrated into one of the floor units. The black work surfaces flow well with the double oven and four-ring induction hob. Also present are power points, and an extractor above the hob.



Stairs and Landing

The stairs and upper hallway are finished with a red carpet, as well as neutral paint to the walls. Attic access can be gained, via a steel ladder, from the landing. A ceiling light, storage cupboard and power point.

Main Bedroom

3.232m x 2.675m (10'07" x 12'00")

This comfortable-looking bedroom has a window to the front of the property, bringing in lots of natural light with added ceiling lighting. The décor is kept consistent with a light red carpet to the floor and neutrally painted walls. A radiator, two built-in closets and power points.

Second Bedroom

4.396m x 2.341m (14'05" x 07'08")

Decorated with a neutral carpet, as well as a neutrally painted finish to the walls. A window to the rear of the property beckons in natural light, while the ceiling lighting also brightens the room. A built-in closet maximises the room's space, while a radiator beneath the window and some power points complete the room.

Third Bedroom

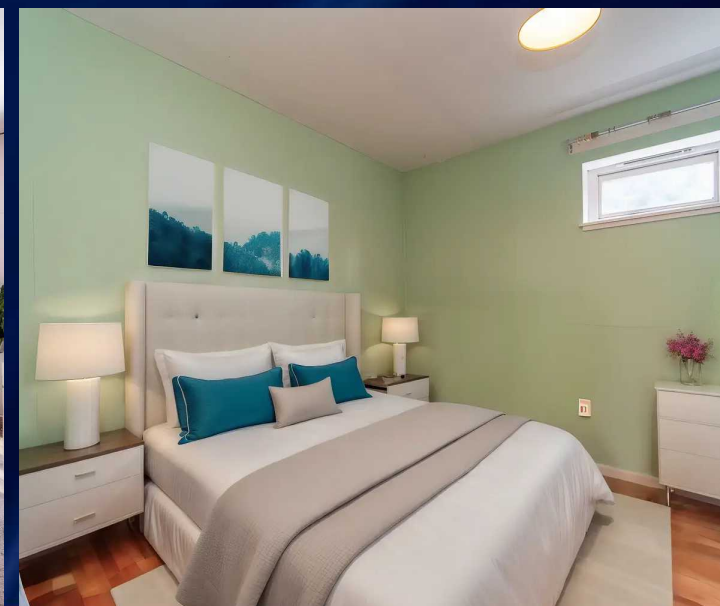
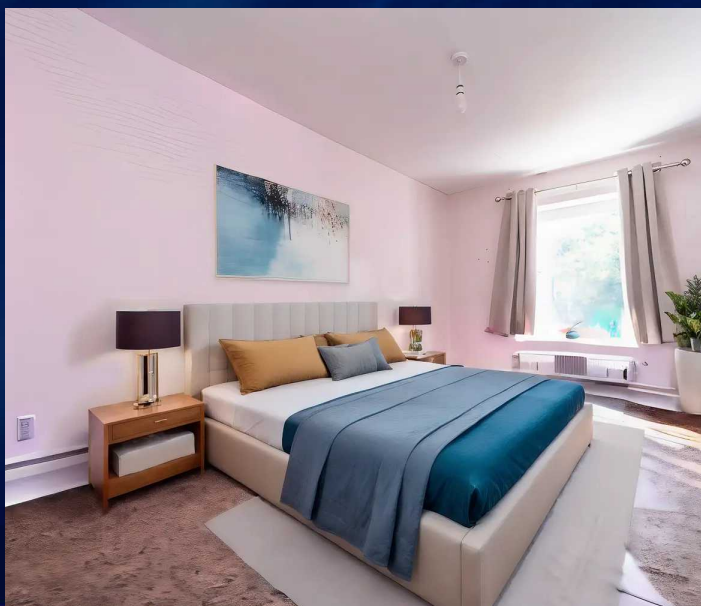
2.816m x 3.242m (09'02" x 10'07")

Though used as a storage room currently, this would make a fantastic bedroom. Wood-effect laminate flooring and neutrally painted walls make up the room's finishings, while a storage cupboard is also present. A ceiling light brightens the room, along with the natural lighting coming from the window to the rear. Power points are included.

Family Bathroom

1.903m x 1.901m (06'02" x 06'02")

The floor in this lovely bathroom has been finished with neutral tile effect vinyl, while the walls sport a neutral tile finish. The window to the front of the property lets light in, supporting the ceiling light present. The white suite consists of a pedestal sink, close-coupled toilet, and a bath. There is a mains shower above the bath, and the room is finished off a radiator.



Rear Garden

This garden has been planned with low maintenance in mind. A slabbed patio extends from the house and transitions to grass about a quarter of the way down the garden, leaving a nice lawn to relax on, or plenty of room for other garden designs. Full height fencing forms boundary on the left-hand side, with half-height fencing to the remaining boundaries.

Additional Items

Tenure: Freehold. Council Tax Band: B. All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

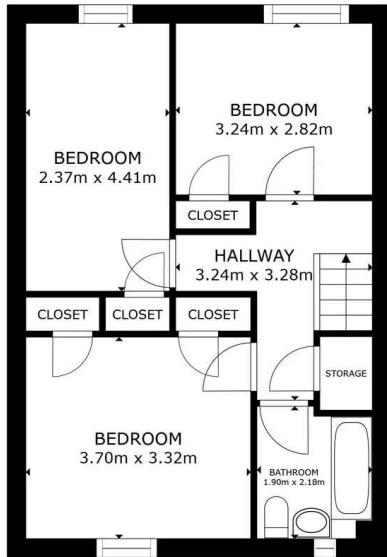
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

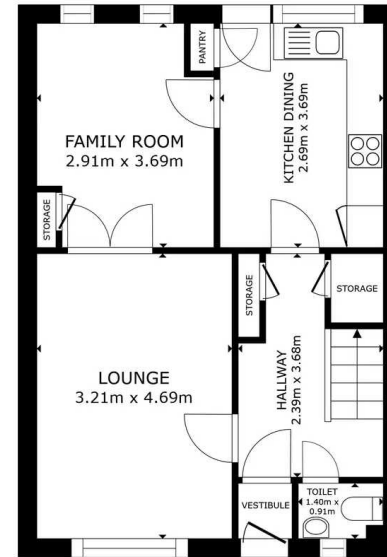




FLOOR 1



GROSS INTERNAL AREA
 GROUND FLOOR 48.4 m² FLOOR 1 48.4 m²
 TOTAL : 96.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.