





Fantastic Three Bedroom End Terraced Home in Abbotsford Rise, Dedridge, Livingston.

This Property is attractive due to its spacious Lounge, newly fitted Kitchen, WC and Bathroom, along with its three double Bedrooms and South Facing Garden. In addition there is gas central heating, double glazing and shared parking at the side and rear of the property.

Council Tax band: B

Tenure: Freehold

No Factor Fees

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 Lanthorn Park, 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 St Ninians RC Primary School and Dedridge Primary School both offer primary education and afford good reputations, as does the local high school, The James Young High School.

Hallway

11' 1" x 6' 6" (3.37m x 1.97m)

Enter into the hall via uPVC door with side window. The Hallway is bright and spacious, giving access to the Lounge, Kitchen, WC, and staircase to the upper level. The Hallway has one central light fitting, painted walls, one radiator, carpet flooring, and an under-stair cupboard.

Lounge

17' 9" x 16' 6" (5.41m x 5.03m)

Brilliant L-shaped Lounge with space for dining or a work from home space. Around the room there are two central light fittings, front and rear facing windows, painted walls, two radiators and hard wood flooring.

Kitchen

10' 10" x 10' 10" (3.31m x 3.30m)

Newly fitted Kitchen comprising of: Fitted wall and base units, worktops, integrated white goods, integrated electric hob, integrated oven and stainless steel with mixer tap. There is one central light fitting, wet wall and painted walls, one radiator and tile flooring. Additionally, there is a breakfast bar, rear facing window and the rear door which leads onto the garden.

WC

4' 6" x 2' 8" (1.38m x 0.81m)

Newly fitted WC, located off of the Hall, comprising of sink vanity and toilet. There is spotlighting, extractor fan, wet wall panelling, LED mirror, heated towel rail and vinyl flooring.



Upper Hallway

14' 8" x 2' 11" (4.46m x 0.90m)

Hallway giving access to Bedroom 1, 2, 3, Bathroom, two cupboard spaces and attic. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bedroom 1

11' 1" x 10' 7" (3.39m x 3.22m)

Excellent sized double Bedroom with space for additional storage. There is one central light fitting, a rear facing window, painted wallpaper, one radiator and carpet flooring.

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m)

Double Bedroom with one central light fitting, rear facing window, painted walls, carpet flooring and one radiator. Additionally, there is space for storage around the room.

Bedroom 3

11' 1" x 10' 7" (3.39m x 3.22m)

Bedroom with one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

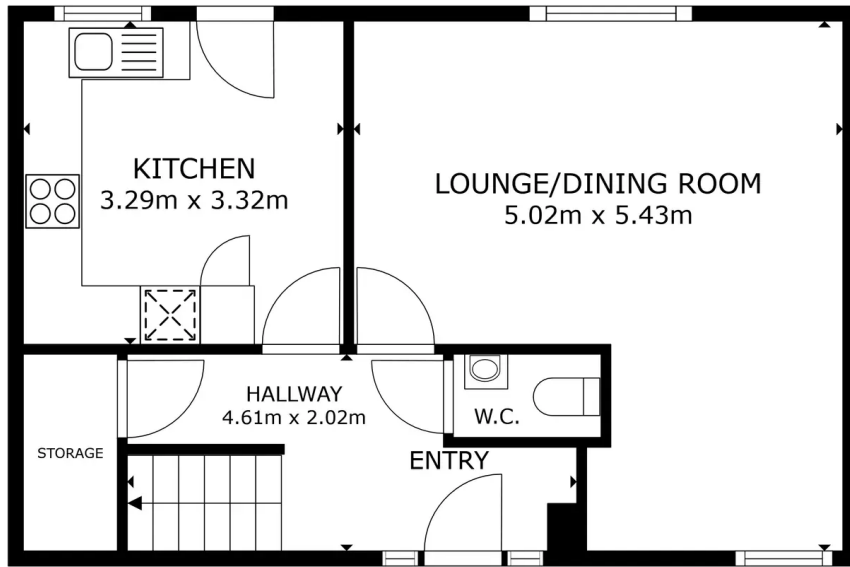
Bathroom

7' 3" x 6' 5" (2.20m x 1.95m)

Newly fitted family Bathroom comprising of sink and toilet vanity unit and bath with overhead and handheld shower. There is spotlighting, wet wall panelling, LED mirror, front facing opaque window, heated towel rail and vinyl flooring.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92+)	A	(92+)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
*Not energy efficient - higher running costs		*Not environmentally friendly - higher CO ₂ emissions	
70	84	67	81
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 45.7 m² FLOOR 2 45.7 m²
 TOTAL : 91.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 45.7 m² FLOOR 2 45.7 m²
 TOTAL : 91.3 m²

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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.