





Spacious Three Bedroom End Terraced Family Home Available Now In Nigel Rise, Dedridge, Livingston.

Close to amenities and Schooling, this property is one for your viewing list! Lauren Beresford and RE/MAX Property are pleased to present this home to the market. Comprising of Entrance Hallway, Lounge, Kitchen, WC, Three Bedrooms and Bathroom. This property also benefits from Gas Central Heating, Double Glazing and Ample Storage Space.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Tenure: Freehold

Council Tax Band B

No Factor Fees

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Nigel Rise is in the heart of Dedridge with a Scotmid, Health Centre and Pharmacy at the start of the street. Dedridge retains its community feel 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, with a vast array 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. Nurseries, Primary Schools and Secondary schools are within close proximity to the property.

## Hallway

7' 4" x 6' 7" (2.24m x 2.00m)

Enter via UPVC door with side window into the Hallway, giving access to the Lounge, downstairs WC, Kitchen and staircase to the upper level. The Hallway has spotlighting, wallpapered walls, one radiator and laminate flooring. Additionally, there is a base storage unit and a floor to ceiling storage unit.

## Lounge

16' 6" x 14' 4" (5.04m x 4.38m)

Excellent sized Lounge with two rear facing windows and two built-in storage cupboards. Around the room there are two central light fittings, wallpapered walls, two radiators and laminate flooring.

## Kitchen/Dining

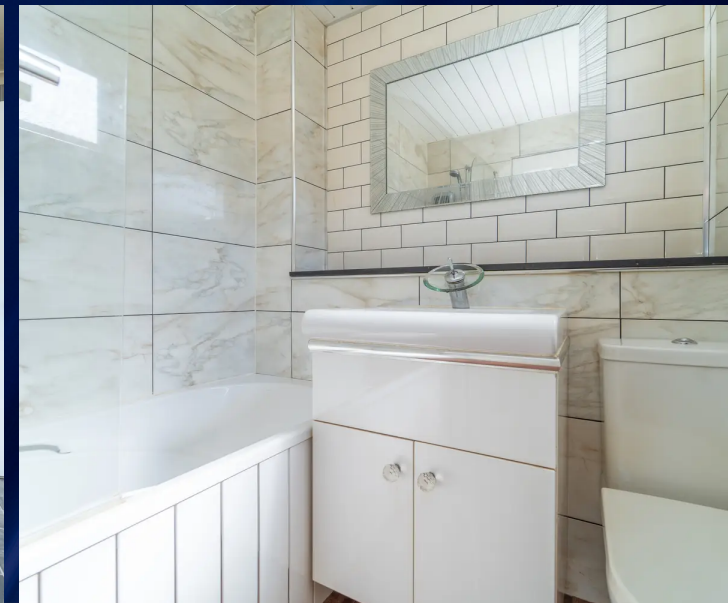
10' 8" x 10' 10" (3.26m x 3.31m)

Kitchen comprising of: Fitted wall and base units, worktops, breakfast bar with base units underneath, space for white goods, integrated gas hob, integrated oven and stainless-steel sink with mixer tap. There is one central light fitting, tile and wallpapered walls, and vinyl tile flooring. Additionally, there is a rear facing window and a rear external door.

## WC

6' 6" x 3' 1" (1.97m x 0.95m)

Sink vanity with mixer tap and separate toilet. There is spotlighting, a front facing opaque window, tiled walls and vinyl flooring.



## Upper Hallway

16' 0" x 6' 3" (4.87m x 1.90m)

Hallway giving access to Bedroom 1, 2, 3, Bathroom and attic. There is one central light fitting, wallpapered walls, a front facing window, one radiator and laminate flooring. Additionally, there is a shelved cupboard space with painted walls, lighting and vinyl flooring (1.90m x 1.42m), and another cupboard space where the boiler is situated.

## Bedroom 1

11' 3" x 10' 3" (3.43m x 3.12m)

Good sized double Bedroom with a rear facing window and space for storage. There is one central light fitting, wallpapered walls, carpet flooring and one radiator.

## Bedroom 2

11' 3" x 10' 2" (3.44m x 3.11m)

Double Bedroom with a rear facing window and space for storage. There is one central light fitting, wallpapered walls, carpet flooring and one radiator.

## Bedroom 3

11' 2" x 6' 7" (3.41m x 2.00m)

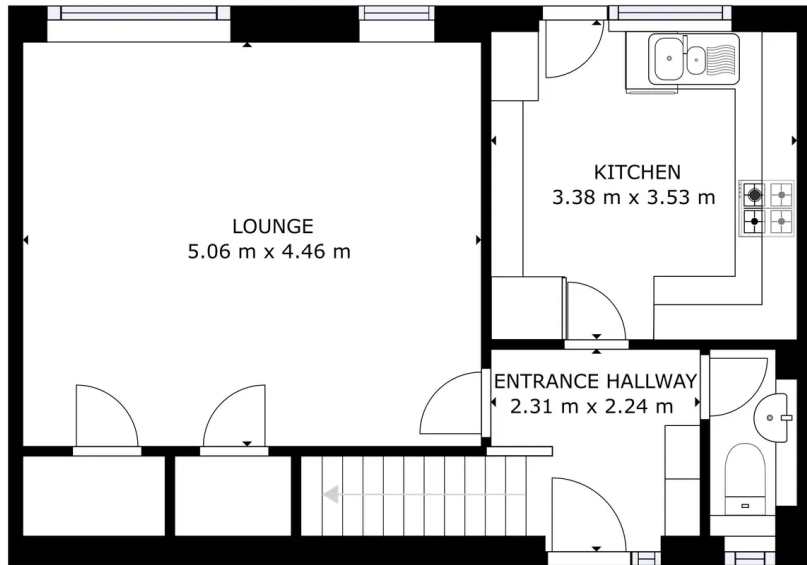
Single Bedroom with a rear facing window, this room can be used as a Bedroom or home office. There is one central light fitting, wallpapered walls, one radiator and carpet flooring.

## Bathroom

6' 2" x 6' 2" (1.89m x 1.88m)

Three piece Bathroom with Bath and overhead electric shower, sink vanity with mixer tap and toilet. There is spotlighting, tiled walls, marble shelf, front facing opaque window, towel radiator and wooden flooring.

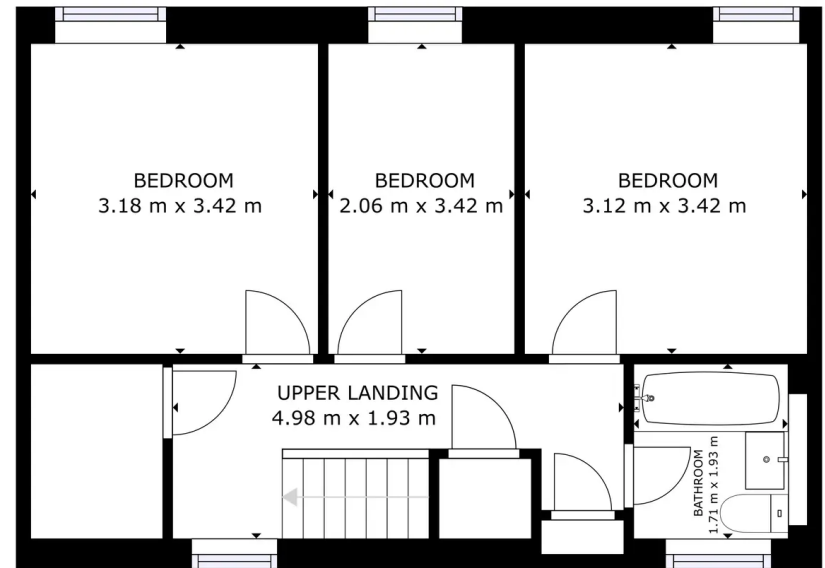




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 50.09 m<sup>2</sup>; FLOOR 2: 50.09 m<sup>2</sup>  
 TOTAL: 100.18 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 50.09 m<sup>2</sup>; FLOOR 2: 50.09 m<sup>2</sup>  
 TOTAL: 100.18 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



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.