




FOR SALE
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REAL ESTATE

 **RE/MAX**
Property

34 Everard Rise, Livingston
In Excess of **£140,000**



A Wonderful Terraced 2-Bed House

This fantastic house is in a much sought after locale being close to local amenities around Everard Rise, Livingston, EH54 6JB, and is a true credit to its current owners. An ideal home for investors, first-time buyers, downsizers, or family. Sharon Campbell and RE/MAX property are delighted to bring this 2-bedroomed property to the market, comprising:

The home report can be downloaded from our website.

<https://rem.ax/3LbRrPM>

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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. In addition to local shops, a few minutes' walk away, The Centre and Livingston Designer Outlet are only a few minutes' drive away, with a substantial 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. 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 do the local high schools, James Young High School and St. Margaret's Academy.

Front of Property

A welcoming approach features a pathway and areas with decorative gravel. There are two wooden planters with flowers, and a small patio area. There is also some unrestricted parking to the front of the property.

Entrance Hallway

The bright hallway includes two built-in storage cupboards, as well as an exterior wooden metal-cored door to the rear of the property, equipped with its own decorative glazing. There is also a window to the rear, bringing in extra natural light to support the present ceiling rose. Neutral paint finishes to the walls and wood-effect laminate to the floor creates a homely aesthetic. The hallway is topped off nicely with a smoke detector, radiator, and WIFI socket.

Lounge/Dining Room

4.747m x 3.351m (15'06" x 10'11") This room boasts neutral tones to the walls, along with wood-effect laminate to the floor. Two ceiling roses brighten this sitting area, as well as a window to the front of the property. Storage-wise, this room includes a built-in understairs storage cupboard, as well as a built-in bookshelf area. A radiator, aerial socket, and smoke detector are also present.

Kitchen

3.389m x 2.822m (widens to 3.701m) 11'01" x 09'03" (12'01")

Welcoming you into this lovely property - and the kitchen - is a wooden metal-cored front door with some decorative glazing. There is also a window to the front of the property, as well as a ceiling light which both brighten the room. Below the window is a breakfast bar with a neutral countertop, with some space underneath for some barstools or other seating. The walls in this room are neutrally painted, and the floors are finished with wood-effect laminate. The neutral wall and floor units provide storage, and there is also an integrated stainless-steel sink with drainer and mixer tap present. Power points, a smoke detector, and a radiator complete this room.



Upper Landing

The neutrally painted wooden stairs and handrail lead to the upper landing, which is itself floored with timber floorboards. In keeping with the rest of the property, the walls are neutrally painted, while the two ceiling roses and rear window brighten the area. Two built in storage cupboards provide plenty of storage space, and a smoke detector, an attic access hatch, and power points complete the landing.

Bedroom 1

3.754m x 3.321m (12'03" x 10'10") This lovely bedroom has been finished with wood laminate to the floor and neutral paint to the walls. Brightening the room is a ceiling light, accompanied by a window onto the front garden of the property. There is also a radiator and power points present.

Bedroom 2

3.474m x 2.869m (11'04" x 09'04") This bright room has neutral tones to the walls and wood-effect laminate to the floor. A window to the front of the property allows natural light in and the ceiling light enhances this. A radiator and power points are supplied, as well as a built-in wardrobe.

Bathroom

1.867m x 1.875m (06'01" x 06'01") This bright bathroom is finished with neutral paint to the walls, nicely transitioning into a half-height tiled splashback, with wood-effect laminate to the floor. A white pedestal sink, close-coupled toilet, and wooden-panelled bath make up the amenities, along with an electric shower above the bath. There is a ceiling light and window to the rear of the property, as well as a radiator.

Additional Items

Tenure: Freehold. Council Tax Band: A. All fitted floor coverings, window blinds, and kitchen items mentioned are included in the sale. 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.



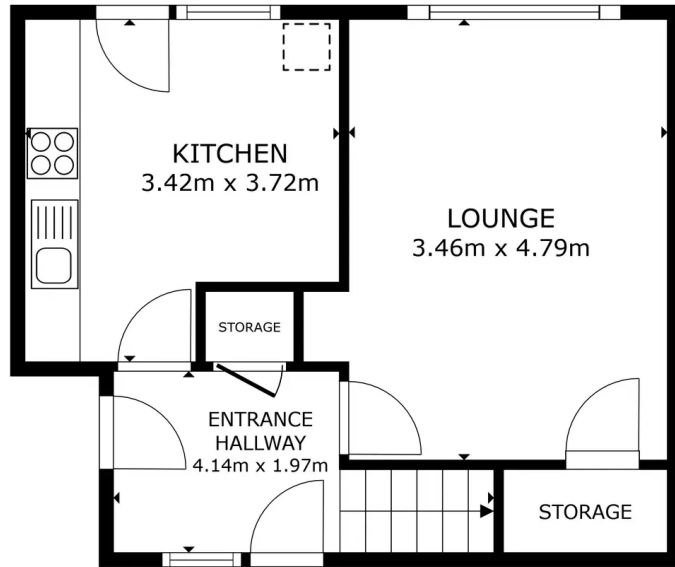


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

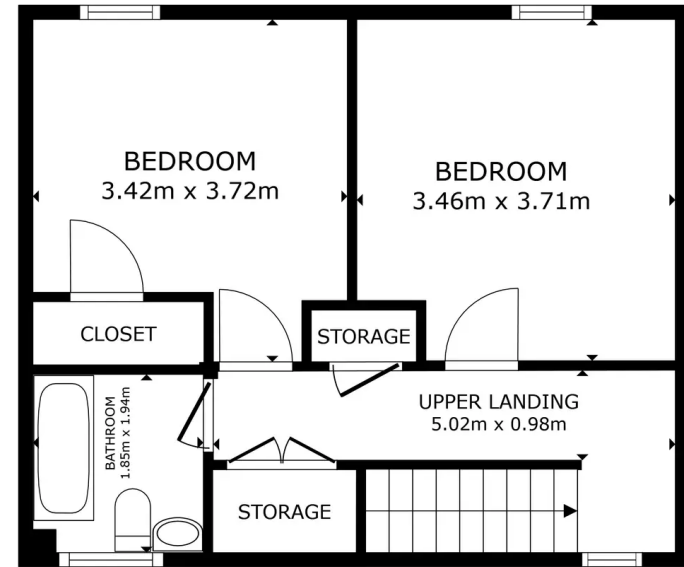


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 39.5 m² FLOOR 2 40.5 m²
 TOTAL : 79.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 39.5 m² FLOOR 2 40.5 m²
 TOTAL : 79.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.