



239 Clement Rise, Livingston

Offers Over £172,000



239 Clement Rise

Livingston, Livingston

Council Tax band: C

Tenure: Freehold

- Three Double Bedrooms
- Lounge/Dining Room with French Doors
- Downstairs WC
- UPVC Double Glazed Windows & Doors
- Gas Central Heating with Combi Boiler
- Detached Garage
- Close to well respected schools
- Close to Town Centre
- New internal doors throughout





Hall

Access through UPVC/opaque double glazed door. New doors to lounge/dining room, fitted kitchen, downstairs WC and walk-in cupboard with shelves. Understair cupboard concealed behind double doors. Radiator, laminate flooring and fitted carpeted staircase to upper landing.

Downstairs WC

Modern and fitted with small wash hand basin built into vanity unit and mixer tap and dual flush WC. Wet wall round fittings. Opaque glazed window. Radiator.

Lounge/Dining Room

22' 8" x 10' 4" (6.90m x 3.16m)

Spacious sitting/dining room with French doors with fitted blinds leading to rear garden and front facing window. with vertical blind. Fitted carpet, radiator.

Fitted Kitchen

9' 11" x 9' 8" (3.03m x 2.94m)

Fitted with base and wall mounted units, gas hob, electric oven, cooker hood, 1.5 stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Rear facing window with roller blind. UPVC/opaque double glazed door to rear garden. Wall mounted combi gas central heating boiler. Vinyl floorcovering, radiator.

Upper Landing

New doors to bedrooms, bathroom and walk-in cupboard. Hatch to loft.

Bedroom One

11' 9" x 10' 6" (3.57m x 3.19m)

Double bedroom with fitted wardrobes. Rear facing window with roller blind. Fitted carpet, radiator.

Bedroom Two

10' 8" x 10' 7" (3.24m x 3.23m)

Another double bedroom with front facing window. Laminate flooring, radiator.

Bedroom Three

9' 9" x 8' 7" (2.98m x 2.62m)

Third double bedroom with rear facing window. Laminate



GARDEN

Front and rear gardens.

GARAGE

Single Garage

Detached garage with up and over door.

OFF STREET

1 Parking Space

Parking for one car in front of garage. Ample adjacent visitor parking.





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