





This exceptional end terrace home is situated in the highly sought-after Dedridge area, making it an ideal choice for families. Located on Ravenswood Rise, this spacious property features 5 double bedrooms, a private rear garden, and ample driveway space for multiple vehicles, catering to a variety of needs. Lorna MacDonald and RE/MAX Property are delighted to bring this fantastic home to the market.

Dedridge is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, gyms and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

#### **Front Approach**

The front aspect of the property allows for an inviting approach which has been finished with a large tarmac entrance drive and stone parking area, edged with mature planting and bushes along with two huts and garden swing. Leading to steps and front door. The front approach is finished with a paved area and a gate for side access.

#### **Entrance Hallway**

Entrance to the property is through a composite part glazed front door, which opens into a hall with papered walls and laminate flooring. There are three integrated cupboards, providing ample storage space. There is a ceiling light and a downlight, a smoke detector, a radiator and power points to complete this area.

#### **Lounge**

15' 4" x 12' 8" (4.68m x 3.87m)

Decorated with laminate to the floor and walls grey papered, giving this room a bright and inviting feel. The large window to the front allows in lots of natural light and is further enhanced by a ceiling light. A radiator, a smoke detector and power points are also provided.

### Kitchen Diner

11' 9" x 23' 5" (3.58m x 7.14m)

The heart of the home, the kitchen, with several wall and floor mounted units with cream gloss frontages. Decorated with grey work surfaces, accompanied by painted walls, a feature papered wall, sage green metro tiled splashback and a laminate floor. There is an under counter oven four ring gas hob, a stainless steel and black extractor hood, an integrated fridge freezer, and an under counter washing machine, which will all be included in the sale. The sink area comprises of a mixer tap over a stainless steel and black sink with drainer. Natural light flows into the space from the window, patio doors and part glazed upvc door to the rear of the property. Two ceiling lights, along with under-unit lighting, further brighten the room. There is generous space for a dining area alongside the bar seating area provided. Power points, a heat detector and a radiator complete this area.

### Living Level Toilet

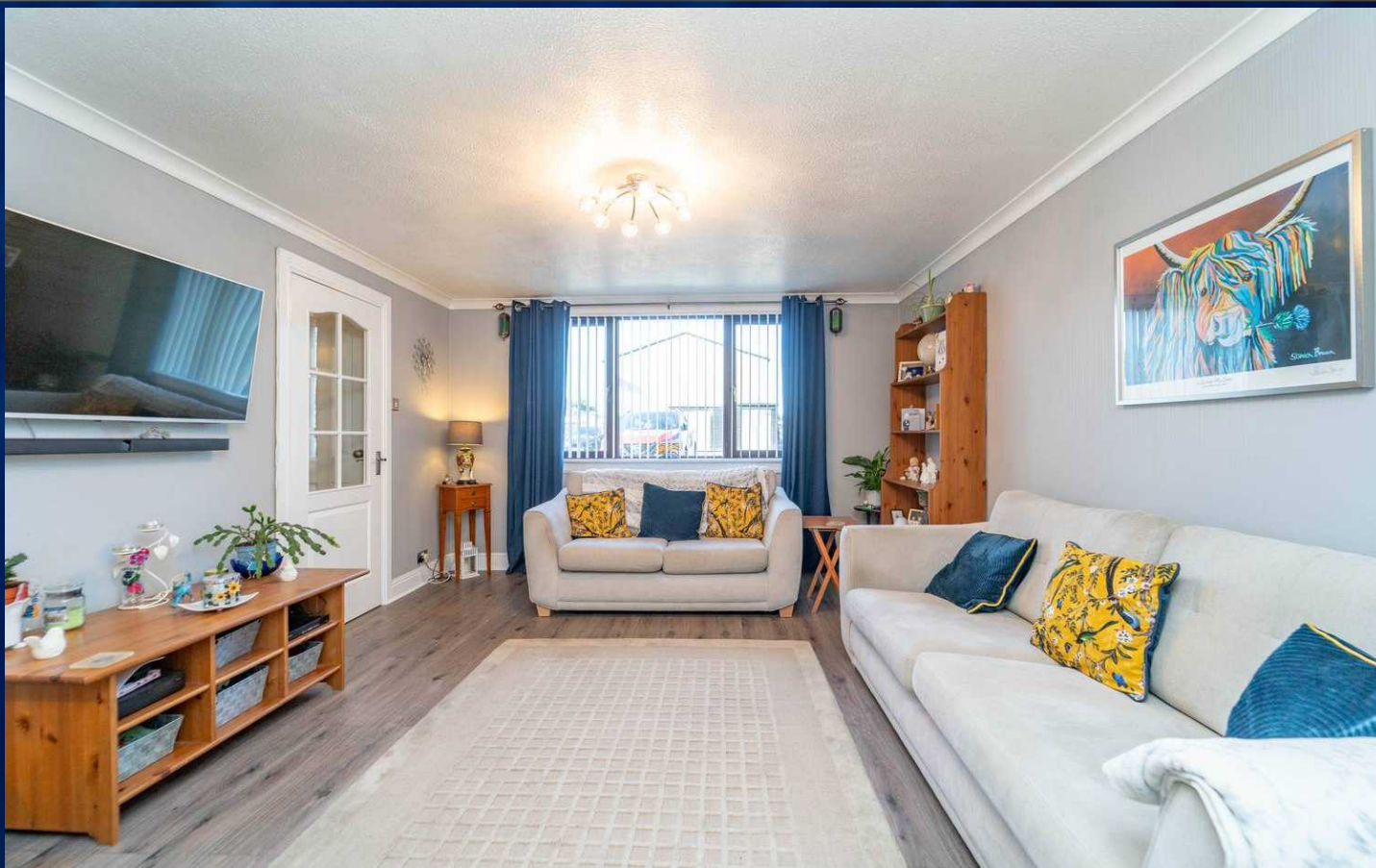
3' 0" x 4' 6" (0.92m x 1.38m)

An essential room for modern day living, which has been decorated with part papered and part tiled walls, and grey tiled flooring. The suite comprises of a close coupled toilet and a wall hung sink. There is a ceiling light and a window to the front to finish off the room.

### Annex Utility Room

7' 11" x 13' 1" (2.42m x 4.00m)

The annex is access via the main house into this utility space. The room provides a practical, well-designed space. There are cream fronted units and a co-ordinating black work surface. Included in the sale, is an eye level oven, a four ring gas hob, and a built in stainless steel extractor hood. There is space for an under counter washing machine and under counter fridge freezer. Decorated with white painted walls, red metro tiled splashback and laminate flooring. A window to the side, allows natural light into the room, being further enhanced by two ceiling lights. A stainless-steel sink with drainer and mixer tap, power points, a smoke detector, an attic hatch and a radiator complete the room.





#### **Annex Lounge**

11' 0" x 15' 4" (3.36m x 4.68m)

This second living room is decorated with laminate to the floor, three light green painted walls and a feature papered wall. The patio doors to the front allow in lots of natural light and give a separate access into this annex area. A radiator, a smoke detector, power points and two ceiling downlights are also provided.

#### **Annex/Ground Floor Bedroom**

8' 2" x 11' 9" (2.50m x 3.58m)

A great ground floor bedroom which is finished with mainly neutral painted walls, a feature purple painted wall, and laminate to the floor. A window to the rear allows in natural light and is complemented by ceiling downlights. A radiator and power points complete the room.

#### **En-Suite Shower**

8' 2" x 3' 3" (2.50m x 1.00m)

This shower room has been decorated with turquoise wet wall panelling and part painted walls, and cream tile to the floor. The suite comprises of a shower unit with electric shower, a close coupled toilet and a wall hung sink. Ceiling downlights illuminate the space. A radiator and an extractor fan complete the room.

#### **Stairs and Landing**

The carpet finished stairs lead to landing, with papered walls. There is an integrated cupboard, providing storage space. Two ceiling lights, a smoke detector, an attic hatch and a power point are also provided.

#### **Primary Bedroom**

11' 1" x 12' 6" (3.39m x 3.82m)

A wonderful primary bedroom which is finished with mainly painted walls, a feature papered wall, and carpet to the floor. A window to the rear allows in natural light and is complemented by a ceiling light. There is a free standing wardrobe for storage, providing hanging and shelving space, which will be included in the sale. A radiator and power points complete the room.

#### **Bedroom Two**

12' 11" x 9' 0" (3.94m x 2.75m)

This great double bedroom has been finished with white painted walls, a feature wall, and laminate to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. A radiator and power points are also included.

### Bedroom Three

16' 1" x 7' 10" (4.91m x 2.38m)

A third double bedroom, a delightful room, set at the front of the house. This room has been finished with green painted walls, a papered wall, and laminate flooring. There is a window, a ceiling light, a radiator and power points finish this room.

### Bedroom Four

2' 7" x 10' 10" (0.79m x 3.31m)

The final bedroom has papered walls and carpet to the floor. A window to the rear of the property allows in lots of natural light and there is a ceiling light. A built in cupboard provides storage space. Power points and a radiator are supplied.

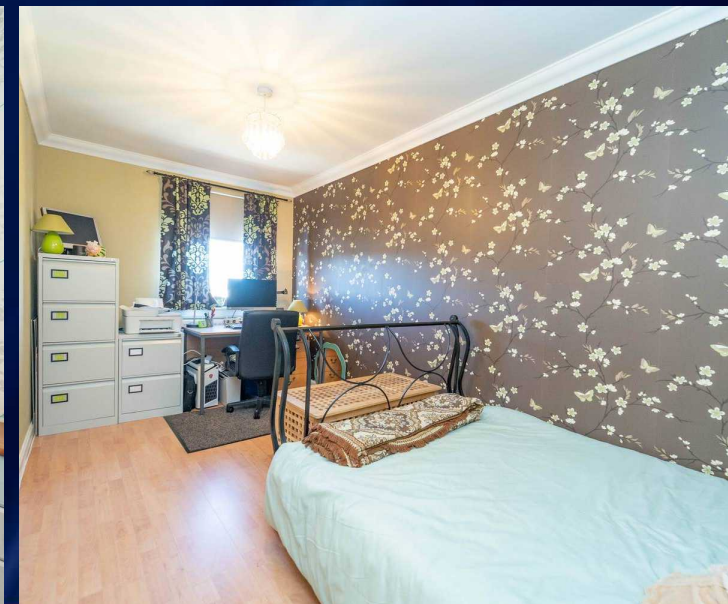
### Family Bathroom

10' 5" x 6' 1" (3.17m x 1.86m)

This modern bathroom has been decorated with mainly neutrally tiled walls and part painted, and tiled flooring. The white suite comprises of a bath with electric shower over, a close coupled toilet and a wall hung vanity basin sink. A window to the front of the property allows natural light into the room and this is further complimented by ceiling downlights. A chrome towel radiator and a built in over stair storage cupboard complete the room.

### Rear Garden

The spacious garden offers a perfect retreat for relaxation and outdoor enjoyment. Enclosed by fencing on all sides for privacy, the garden features a mix of stone finishes, a paved patio, and a wooden decking area directly outside the house—ideal for entertaining guests. Four raised beds provide ample space for plants or even a vegetable garden. A charming wooden summer house, included in the sale, allows you to enjoy the garden year-round, regardless of the weather. The garden is bordered by mature plants, with woodland extending beyond the rear fence, adding to the secluded atmosphere. Side access leads around to the front of the property.



### Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be 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 on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

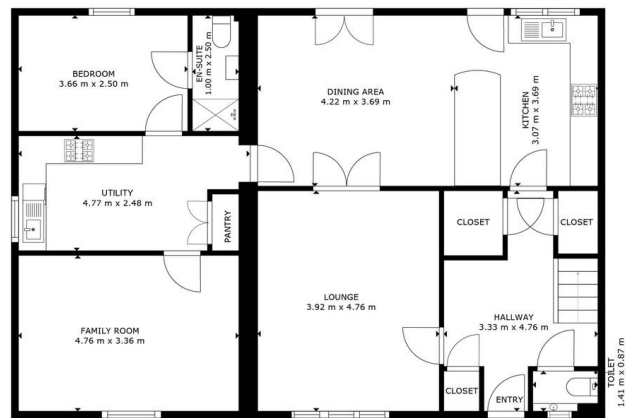
### OFFERS

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.

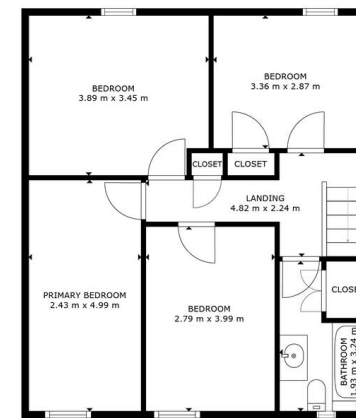




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 106 m<sup>2</sup>, FLOOR 2: 62 m<sup>2</sup>  
 TOTAL: 169 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 106 m<sup>2</sup>, FLOOR 2: 62 m<sup>2</sup>  
 TOTAL: 169 m<sup>2</sup>  
 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.