





This fantastic semi-detached home is situated in the highly sought-after Dedridge area, making it an ideal choice for families. Located on Nigel Rise, this spacious property features 5 bedrooms, spacious living rooms and front and rear gardens. 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 this property allows for an inviting approach which has been finished mainly with grass and a paved path leading to steps and the front door. The front approach is enclosed with wooden fencing and a gate for access.

Entrance Hallway

Entrance to the property is through a upvc part glazed front door, which opens into a hall with green painted walls and carpet flooring. There are two integrated cupboards, providing ample storage space. There are two ceiling lights, a smoke detector, a radiator and a power point to complete this area.

Lounge Diner

24' 6" x 10' 5" (7.47m x 3.18m)

This spacious room is decorated with carpet to the floor and walls green painted. The windows to the front and rear allow in lots of natural light and are further enhanced by two ceiling lights. Two radiators, a smoke detector and power points are also provided.

Breakfasting Kitchen

14' 3" x 9' 9" (4.35m x 2.97m)

The heart of the home, the kitchen, with several wall and floor mounted units with white frontages. Decorated with grey work surfaces, accompanied by green painted walls and tiled splashback and a black tile effect vinyl floor. There is an under counter double oven, a four ring gas hob, an integrated extractor hood, and an integrated dishwasher, which will all be included in the sale. There is also space for a tall fridge freezer, and an under counter washing machine. The sink area comprises of a mixer tap over a stainless steel sink and half with drainer. Natural light flows into the space from the window and part glazed wooden door to the rear of the property. A ceiling light further brightens the room. There is space for a breakfasting table in this area. Power points, a heat detector, a carbon monoxide detector, and a radiator complete this area.

Living Level Toilet

5' 7" x 2' 11" (1.70m x 0.88m)

An essential room for modern day living, which has been decorated with magnolia painted walls, and carpet 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.

Stairs and Landing

The carpet finished stairs lead to landing, with painted walls. There is an integrated cupboard, providing storage space. A ceiling light and a smoke detector are also provided.

Primary Bedroom

12' 10" x 10' 6" (3.90m x 3.20m)

A wonderful primary bedroom which is finished with painted walls and carpet to the floor. A window to the rear allows in natural light and is complemented by a ceiling light. A radiator and power points complete the room.



Bedroom Two

11' 7" x 10' 6" (3.53m x 3.21m)

This great double bedroom has been finished with green painted walls and carpet 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

8' 5" x 9' 10" (2.57m x 2.99m)

The final bedroom on the first floor, a great room, set at the rear of the house. This room has been finished with green painted walls and carpet flooring. A large walk in cupboard provides storage space. There is a window, a ceiling light, a radiator and power points finish this room.

Family Bathroom

5' 7" x 9' 10" (1.71m x 2.99m)

This bathroom has been decorated with mainly white tiled walls and blue wet wall panels around the bath area, and carpet flooring. The suite comprises of a bath with mains shower over, a close coupled toilet and a pedestal sink. A window to the front of the property allows natural light into the room and this is further complimented by a ceiling light. A radiator completes the room.

Stairs and Landing

The carpeted stairs lead to the carpeted second-floor landing, where the green tones continue to the walls. A large walk in cupboard, measuring 2.02m x 5.04m (6'07" x 16'06"), provides an abundance of storage space, decorated with painted walls and carpeted flooring, and finished with a ceiling light. On the landing there is a ceiling light, a smoke detector and an attic hatch to complete this area.

Bedroom Four

11' 9" x 10' 2" (3.57m x 3.10m)

Another double bedroom, with painted 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. Power points and a radiator are supplied.





Bedroom Five

8' 6" x 10' 3" (2.58m x 3.13m)

The final bedroom has a carpet to the floor and green painted walls. The rear facing window allows in natural light and there is ceiling lighting. A radiator and power points complete the room.

Rear Garden

The garden provides a peaceful space for relaxation and outdoor enjoyment. It is enclosed by fencing and features double-opening gates that lead to the parking area. Currently used as a driveway, the garden is finished with monoblock paving and includes a small bush and a drying line, adding a touch of greenery. Designed for low maintenance, this versatile space is perfect for hosting guests or simply unwinding outdoors. There is an electric Ohme car charger in the garden area, which will be included in the sale.

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

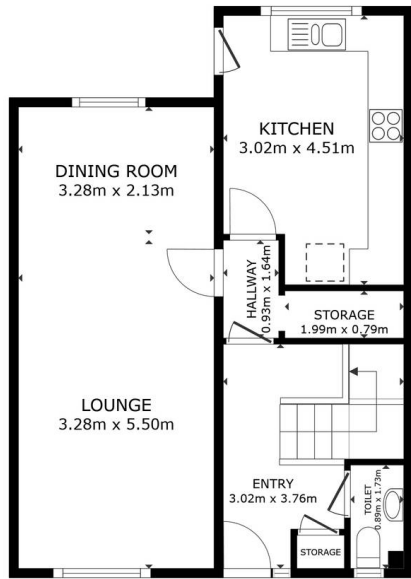
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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.

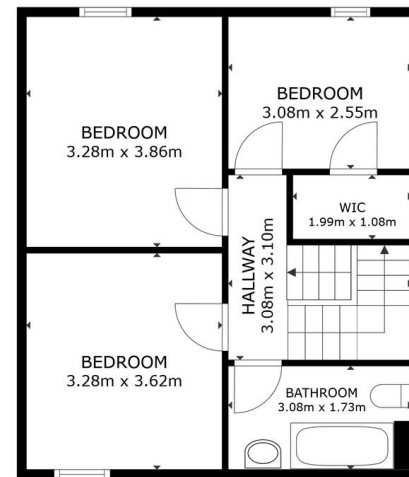
INTEREST

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 54.5 m² FLOOR 2 48.9 m² FLOOR 3 25.2 m²
 TOTAL : 128.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 54.5 m² FLOOR 2 48.9 m² FLOOR 3 25.2 m²
 TOTAL : 128.6 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.