



89 Clement Rise, Livingston

West Lothian

Offers Over £180,000



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Livingston, West Lothian

Nestled within a popular pocket of Livingston, this spacious four-bedroom terraced home offers versatile living space across three floors, making it perfect for families or those seeking a comfortable and low-maintenance lifestyle. The property boasts a welcoming atmosphere, as well as excellent proximity to local amenities, making it a fantastic choice for its next owners. With recent updates including a new boiler in 2020, and a full roof replacement in 2023, this home offers both style and peace of mind for years to come.

Upon entering, you are welcomed into a bright and expansive open-plan living and dining area, ideal for entertaining or relaxing with family. Adjacent to this is a well-appointed kitchen with ample workspace and storage, offering easy access to the private rear garden.

The first floor provides three well-proportioned bedrooms, including two doubles and a third bedroom currently utilized as a home gym. This room also presents a perfect opportunity to be transformed into a home office, dressing room, or additional bedroom, depending on your needs. The modern family bathroom hosts a practical shower-over-bath setup, designed for both functionality and comfort.



The top floor is dedicated to the impressive principal bedroom, which includes a mini walk-in wardrobe, adding a touch of luxury. This floor also features a versatile eaves room and a dressing area, providing extra storage or the ideal space for a home office or hobby area.

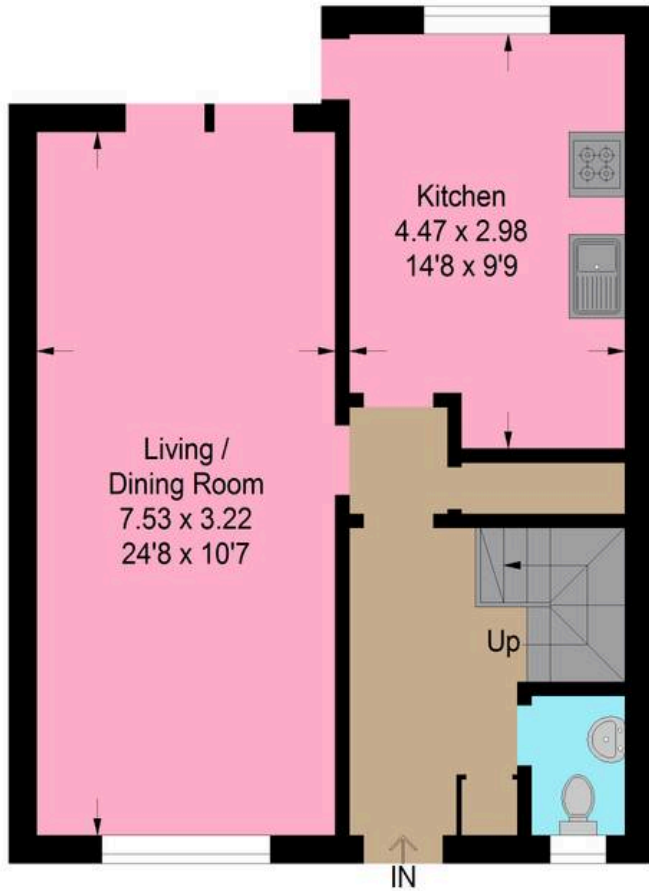
Externally, the property boasts low-maintenance front and rear gardens, ideal for outdoor relaxation or play. Ample off-street parking is available for residents, ensuring convenience. The home has been thoughtfully upgraded, with a new boiler installed in 2020 and a full roof replacement completed in 2023, offering peace of mind to its new owners.

Situated close to the local Lanthorn Pond, a tranquil spot enjoyed by local residents, the home is well-positioned near excellent amenities, schools, and transport links such as Livingston South Train Station which is within walking distance, or alternatively is just a short drive away. This wonderful property offers both comfort and convenience in a sought-after area of Livingston. Don't miss the chance to make it yours—schedule a viewing today!






Approximate Gross Internal Area (Excluding Eaves)
131.1 sq m / 1411 sq ft

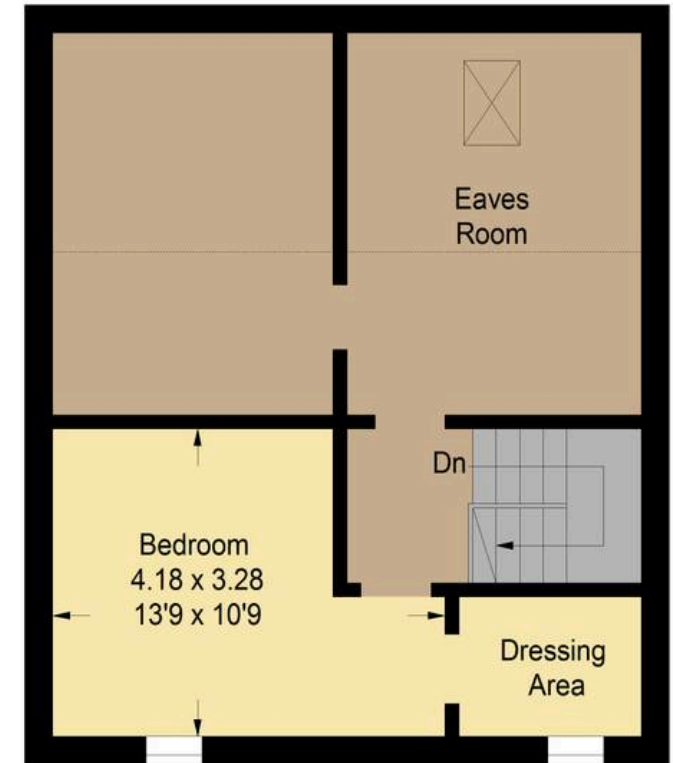


Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0"



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1148620 / Ref:89640)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

