



106 Clement Rise

Livingston, West Lothian, EH54 6JZ



Property Summary

Set on a no-through road, this three-bedroom mid-terrace house has an excellent location in popular Livingston. It is within easy reach of local schools and transport links, as well as the town's thriving shopping centre and designer outlet. The property itself boasts large, light-filled rooms and excellent storage to maintain a tidy home. It also has a fully-enclosed rear garden, paved for dining in the sun. Some buyers may wish to apply cosmetic upgrades to certain rooms, yet this home remains a fantastic proposition that will certainly appeal to a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, and an integrated oven and gas hob to be included in the sale.



Property Features

- A spacious mid-terrace house
- Convenient location in Livingston
- Bright entrance hall with a WC
- Large living room with garden access
- Spacious and well-appointed dining kitchen
- Landing with built-in storage
- Two generous double bedrooms
- Versatile single bedroom/home office
- Modern three-piece wet room
- Low-maintenance front garden
- External storage to the front
- Southwest-facing rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





Large living room with garden access and a spacious and well-appointed dining kitchen







**Modern three-piece wet
room, a low-maintenance
front garden and
external storage to the front**



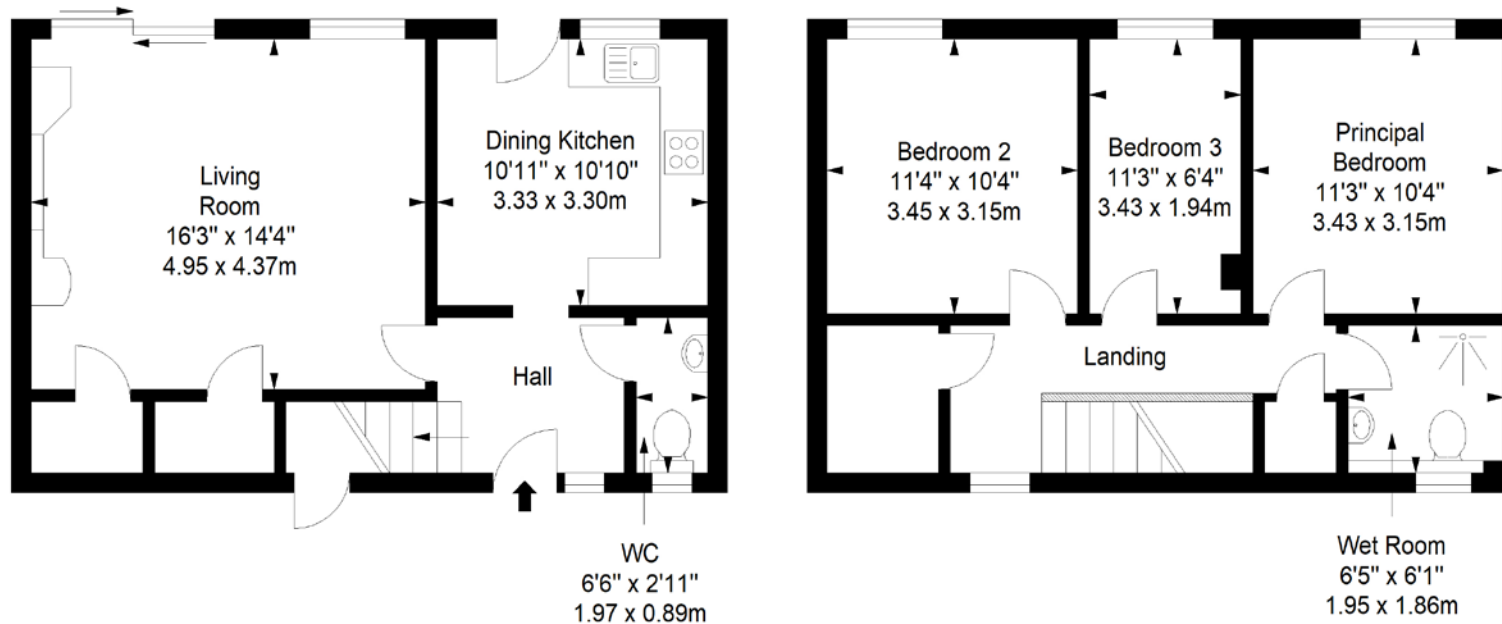


Floorplan

Ground Floor
Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106