



18 Abbotsford Rise, Livingston

In Excess of £165,000



RE/MAX
Estate



18 Abbotsford Rise

Livingston, Livingston

Semi-detached 2-bed property with garage and driveway in Livingston. Features 2 double bedrooms, lounge, dining area, kitchen. Large rear garden. Close to amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Upstairs Bathroom

7' 8" x 6' 6" (2.34m x 1.97m)

The upstairs bathroom features an opaque window that ensures privacy while allowing natural light to filter in. The room is finished with tiled flooring for a sleek and easy-to-maintain look, and a radiator provides warmth. Centre lighting illuminates the space, while the sunk-in bath with a mains shower offers a relaxing bathing experience. The bathroom also includes a W/C and a sink, making it both functional and comfortable.

Landing

The landing features a front-facing window that fills the space with natural light, creating a bright and airy atmosphere. The room is carpeted for comfort and warmth, with centre lighting adding to its inviting feel. It includes a large storage cupboard for added convenience and provides access to two bedrooms, the bathroom, and the attic, making it a central hub that connects key areas of the home.

Lounge/Diner

17' 9" x 15' 8" (5.41m x 4.77m)

The room benefits from both front and rear windows, allowing an abundance of natural light to fill the space. With carpet flooring for added comfort and a radiator to ensure warmth, it creates a cozy yet spacious environment. Two centre lights provide ample illumination, enhancing the room's airy feel. There is plenty of room for a large table and chairs, as well as extensive space for freestanding furniture, making it a versatile area perfect for both dining and living.





Kitchen

10' 10" x 8' 11" (3.31m x 2.72m)

The kitchen features a large window that allows plenty of natural light to fill the room, offering a lovely view of the rear garden. It has laminate flooring for a practical and stylish finish, with a radiator providing warmth and centre lighting to brighten the space. The kitchen is well-equipped with a composite sink and mixer tap, an extractor fan, and an electric hob. There is an abundance of cupboard storage space, making organization easy, and the washing machine is gifted with the sale. Additionally, the kitchen includes an oven and grill, with space for a dryer, making it a functional and well-appointed space for cooking and laundry needs.

Hall

The hallway features carpet flooring, a radiator for warmth, and centre lighting that creates a welcoming atmosphere. It provides a practical space for hanging coats, jackets, and shoes, keeping the home organized. A large under-stair storage cupboard offers additional space for belongings. The hallway provides easy access to the kitchen, lounge, main bathroom, and the upper levels, making it a central and functional part of the home.



Cloakroom WC

4' 4" x 3' 2" (1.32m x 0.97m)

The bathroom features tiled flooring and centre lighting, creating a clean and bright space. It includes a W/C and sink, with above-head storage space for added convenience, making it both functional and practical.



Bedroom 1

11' 1" x 11' 3" (3.37m x 3.43m)

This large double bedroom has rear facing windows allowing great natural light with carpet flooring for comfort and a radiator to ensure warmth. The centre lighting enhances the room's inviting atmosphere. It offers plenty of space for freestanding furniture, allowing for flexible use, and includes a large storage area, providing ample space to keep belongings organized.

Bedroom 2

11' 1" x 13' 7" (3.38m x 4.13m)

This large double bedroom features two rear-facing windows that flood the room with natural light, creating a bright and airy atmosphere. The room is fitted with carpet flooring for added comfort, and a radiator ensures warmth throughout. There is plenty of space for freestanding furniture, offering flexibility to arrange the room to suit your needs.





REAR GARDEN

The large garden offers a wonderful outdoor space, featuring a patio area perfect for a table and chairs, ideal for dining or relaxing. A chip stone area adds texture and charm, complemented by mature shrubs that provide a sense of privacy and greenery. The garden has convenient access to the kitchen and an outside garage, making it both functional and enjoyable for outdoor living.

FRONT GARDEN

Front elevation is small chipped area

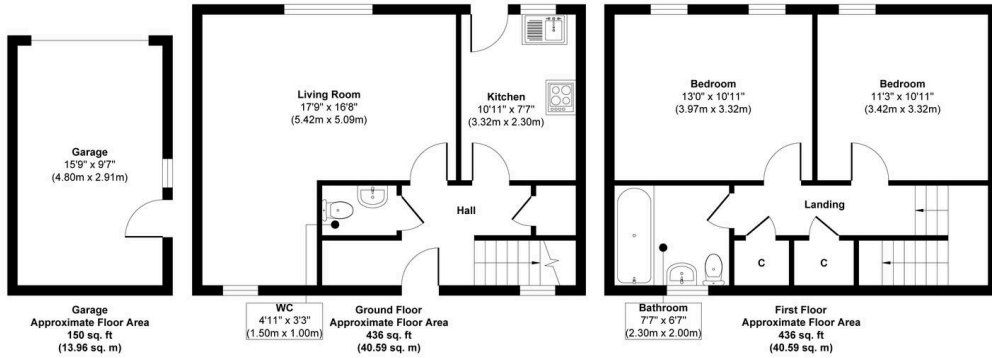
GARAGE

Single Garage

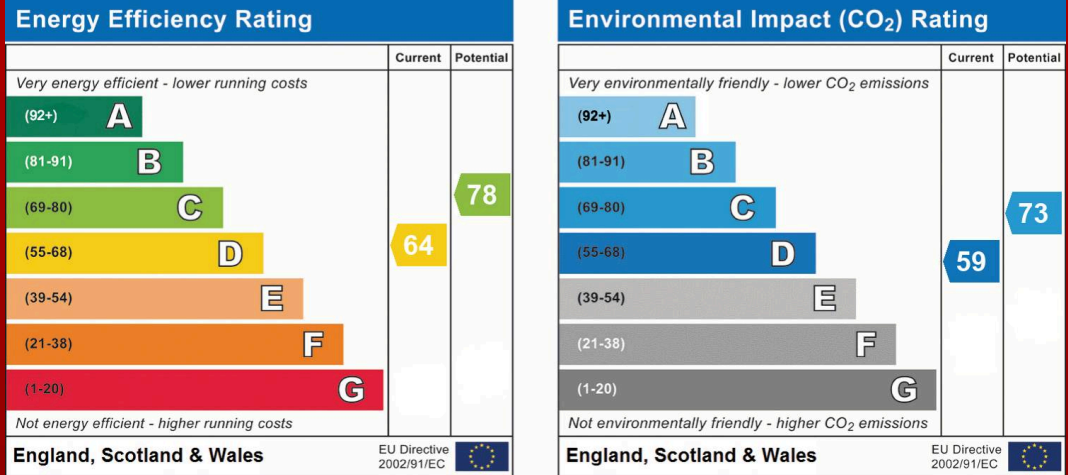
The property offers off-road parking that leads to a concrete garage, featuring an up-and-over door for easy access. The garage is equipped with powered lighting, ensuring the space is well-lit and functional, perfect for parking or additional storage.



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Approx. Gross Internal Floor Area 1022 sq. ft / 95.14 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





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