





This modern and spacious terraced house in Peveril Rise is in immaculate, walk-in condition, making it a fantastic home. Perfect for couples and first time buyers, this property offers comfort and versatility. Lorna MacDonald and RE/MAX Property are delighted to present this stunning two double bedroom 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 Garden

The welcoming approach features a low-maintenance design with paving and decorative stones, seamlessly guiding you to the front steps and door. Outdoor electrical points can be found to the front. Convenient parking is available at the front of the property.

Entrance Hallway

The inviting hallway is accessed through a partially glazed upvc door, allowing natural light to flow in, alongside the adjacent window. The modern design begins with magnolia and blue painted, and papered walls, and sleek laminate flooring. A large walk in cupboard offers ample storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power points.

Lounge Diner

21' 7" x 10' 6" (6.58m x 3.19m)

6.580m x 2.309m widening to 3.185m (21'07" x 7'06" widening to 10'05") This stunning room features crisp white walls and plush carpeted flooring, creating a bright and inviting atmosphere. Large windows at both the front and rear allow natural light to pour in, complemented by two ceiling lights for added illumination. With ample space for both lounge and dining areas, the room offers versatility and comfort. Two radiators provide warmth, while multiple power points ensure practicality and convenience.

Kitchen

9' 10" x 11' 10" (2.99m x 3.61m)

This well designed space features an array of stylish wall and floor mounted units with wood effect frontages, beautifully complemented by sleek grey speckled work surfaces and a matching splashback. The light blue painted walls and seamless wood-effect vinyl flooring create a modern, cohesive aesthetic. Included in the sale are a range cooker with multiple oven compartments and an eight-ring gas hob, a stainless steel and glass extractor hood, an under-counter washing machine, and a tall fridge freezer, offering both convenience and functionality. Natural light flows in through the rear window and part-glazed uPVC door, enhancing the bright and airy feel, while a ceiling light provides additional illumination. The stainless steel sink area features a drainer and mixer tap, and multiple power points ensure practicality throughout.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by a striking blue feature wall and neutral painted walls. This area offers excellent storage, including two cupboards - one of which is a spacious walk in with a hanging rail and lighting. Thoughtful finishing touches include a ceiling light, a smoke detector, a power point, and an attic hatch providing easy access to additional floored storage space.

Primary Bedroom

12' 0" x 13' 3" (3.67m x 4.03m)

This charming room boasts light green painted and papered walls, beautifully complemented by soft carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A built in cupboard provides convenient storage, while a radiator ensures warmth and multiple power points add practicality.





Bedroom Two

9' 5" x 13' 7" (2.86m x 4.13m)

This lovely room is beautifully finished with mainly white painted walls, a feature papered wall, and wood effect vinyl flooring, creating a modern ambience. A front facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator, ensuring both functionality and comfort.

Bathroom

6' 1" x 6' 2" (1.86m x 1.89m)

The bathroom is designed for functionality, featuring sleek grey vinyl flooring, vibrant turquoise painted walls, and white tiling around the bath area. A rear facing window fills the space with natural light, further enhanced by a ceiling light for added brightness. The suite includes a bathtub with an electric shower overhead, a close-coupled toilet, and a pedestal sink. A radiator ensures warmth and comfort, completing the space.

Rear Garden

This beautifully designed rear garden offers a spacious paved area alongside a lush lawn, all fully enclosed by fencing for privacy. A gated side access provides added convenience, and a garden shed is included in the sale. Electrical points and an outdoor tap can be found in the rear garden. South-facing, this outdoor retreat is perfect for relaxing, entertaining guests, or enjoying al fresco dining in a tranquil setting.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are 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

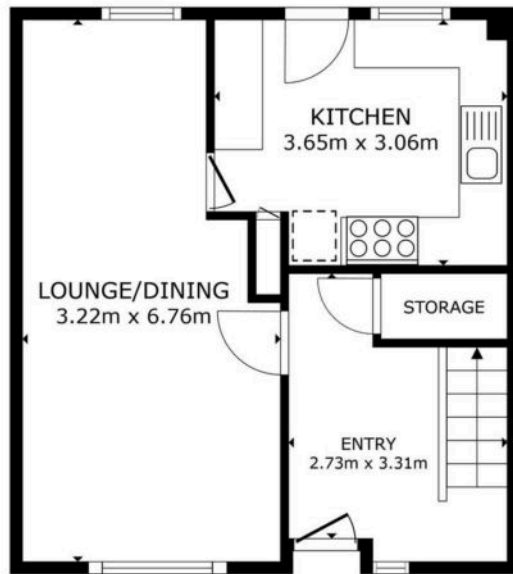
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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

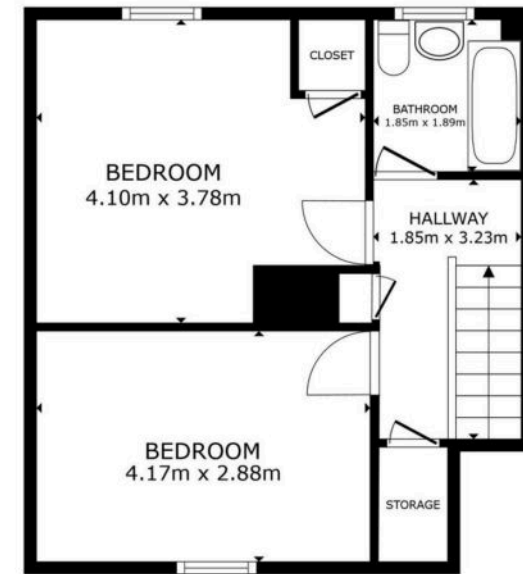
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 40.6 m² FLOOR 2 39.5 m²
TOTAL: 80.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 40.6 m² FLOOR 2 39.5 m²
TOTAL: 80.0 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.