



RE/MAX
Estates



62 Falconer Rise, Livingston

Offers Over £134,000



62 Falconer Rise

Livingston, Livingston

**Spacious 3-bed mid-terrace property with kitchen/diner & WC. Ideal renovation project for value-adding buyers. No heating system.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance hall

The entryway features a PVC door and carpet flooring, providing a warm and welcoming first impression. With ample space for coats, jackets, and shoes, it offers practical storage for everyday essentials. A central light fixture ensures a bright and inviting atmosphere, while the staircase provides easy access to the upper level.

Lounge

18' 8" x 10' 4" (5.70m x 3.14m)

This large, bright room benefits from both front and rear-facing windows, allowing plenty of natural light to fill the space. The carpeted flooring adds warmth and comfort, while two central light fittings ensure even illumination throughout the room.

Kitchen/diner

16' 8" x 12' 0" (5.09m x 3.66m)

The rear-facing kitchen offers a spacious area, perfect for a dining table and chairs, with a large window that allows plenty of natural light. The space would benefit from an upgrade, featuring a laminate floor, a sink with a drainer, and various appliances, though no guarantees are provided. A ceiling spotlight enhances the room's brightness, while an electric cooker and ample storage cupboards add to its

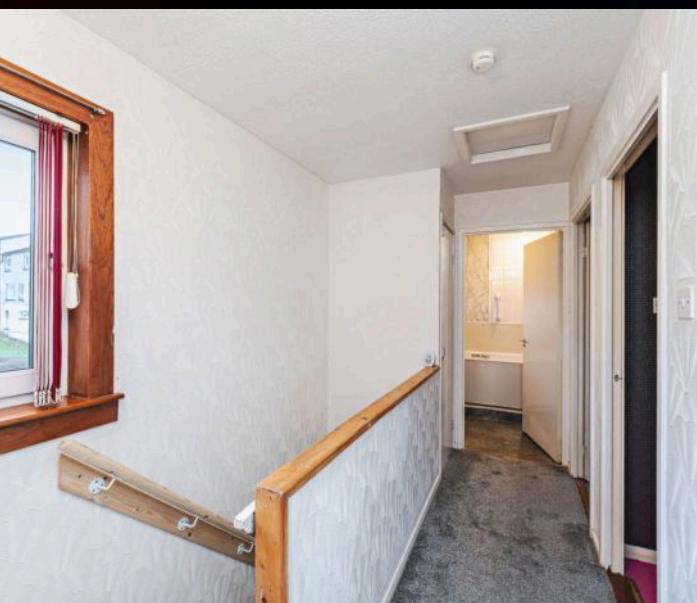
Cloakroom WC

4' 7" x 3' 8" (1.40m x 1.13m)

This handy WC features a sink and toilet, with a side window allowing natural light into the space. A wall light provides additional illumination, while the vinyl flooring adds practicality. The room would benefit from an upgrade to enhance its functionality and style.

Stairs & Landing

The stairs lead up to the second level of the property, featuring carpet flooring and a central light. The landing offers good storage space and access to the attic, while a front-facing window allows natural light to brighten the area. From here, you can conveniently access all three bedrooms and the family bathroom.





Bathroom

6' 2" x 6' 1" (1.89m x 1.85m)

The family bathroom is a good size, featuring a bath, a WC, and a sink. An electric shower is also included, though no guarantees are provided. The space would benefit from an upgrade, with a central light providing illumination and vinyl flooring adding practicality.

Bedroom 1

12' 2" x 9' 10" (3.71m x 3.00m)

This excellent double bedroom offers generous space and great storage, including fitted wardrobes and cupboards for added convenience. A rear-facing window allows natural light to brighten the room, while the carpeted floor enhances comfort. A central light fixture.

Bedroom 2

15' 9" x 8' 6" (4.81m x 2.60m)

The excellent second bedroom offers generous space and features a walk-in storage cupboard for added convenience. A rear-facing window allows plenty of natural light, while the carpet flooring enhances comfort. A central light fixture completes the room.

Bedroom 3

8' 8" x 9' 9" (2.65m x 2.98m)

Bedroom 3 is a good-sized room, offering practical storage space for added convenience. A rear-facing window provides natural light, while the carpet flooring adds warmth and comfort. The space is completed with a central light fixture.

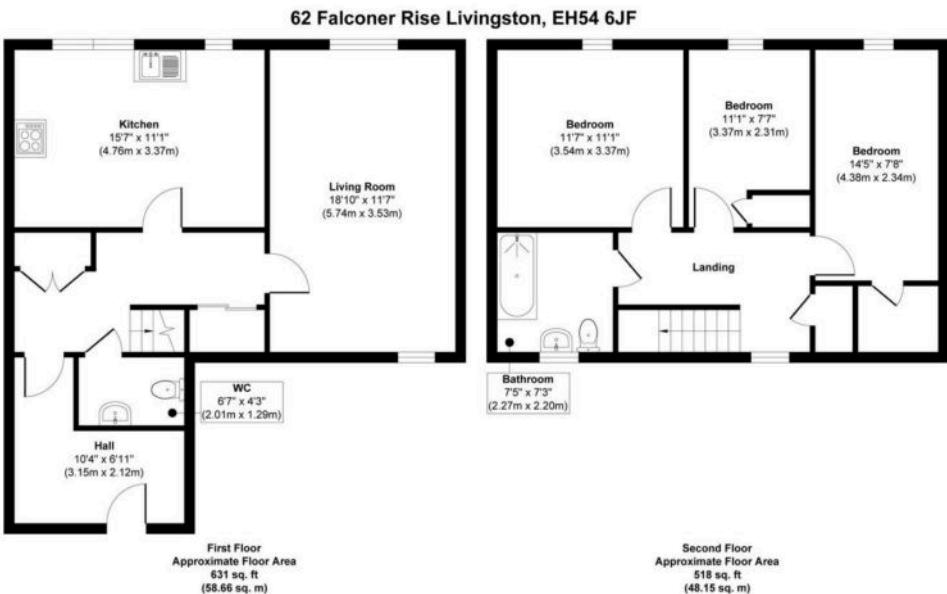
Front Garden

The front garden is fully enclosed, offering both privacy and charm, with a variety of mature shrubs and plants adding natural beauty. A neatly paved path leads from the gated entrance to the front door, creating a welcoming approach to the property.

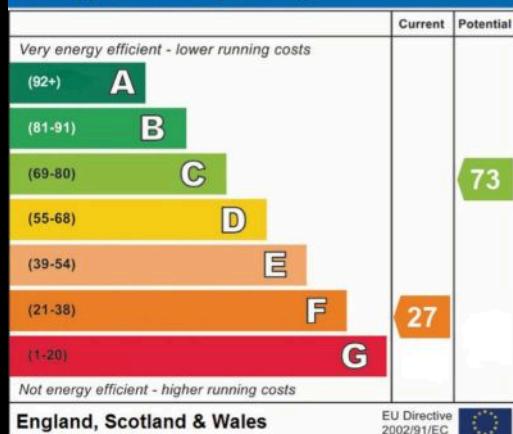
ON STREET

1 Parking Space

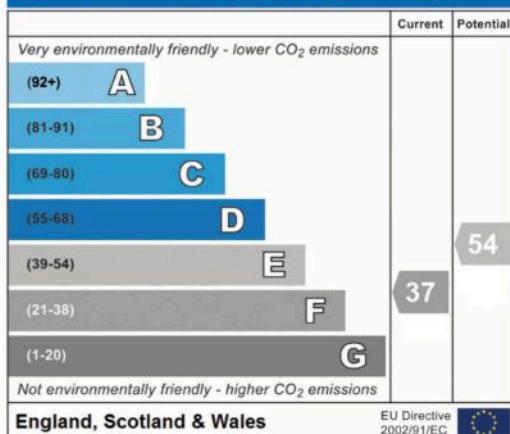




Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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