



**RE/MA**  
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

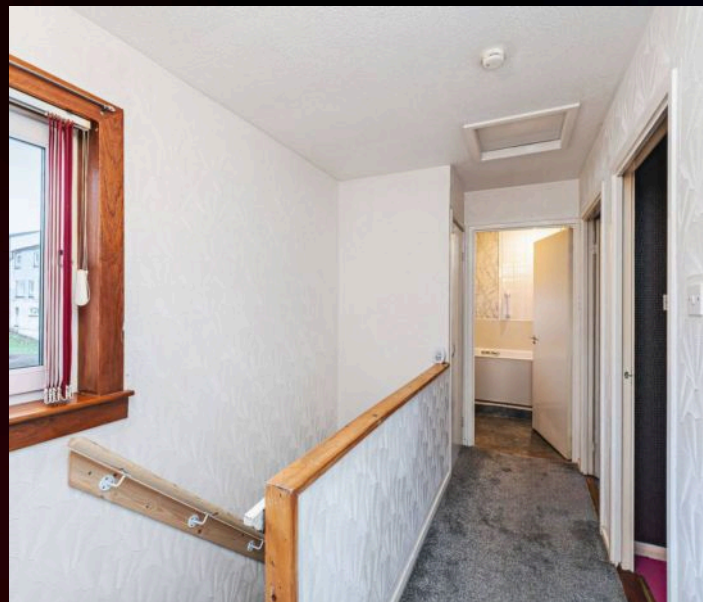
### Cloakroom WC

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.

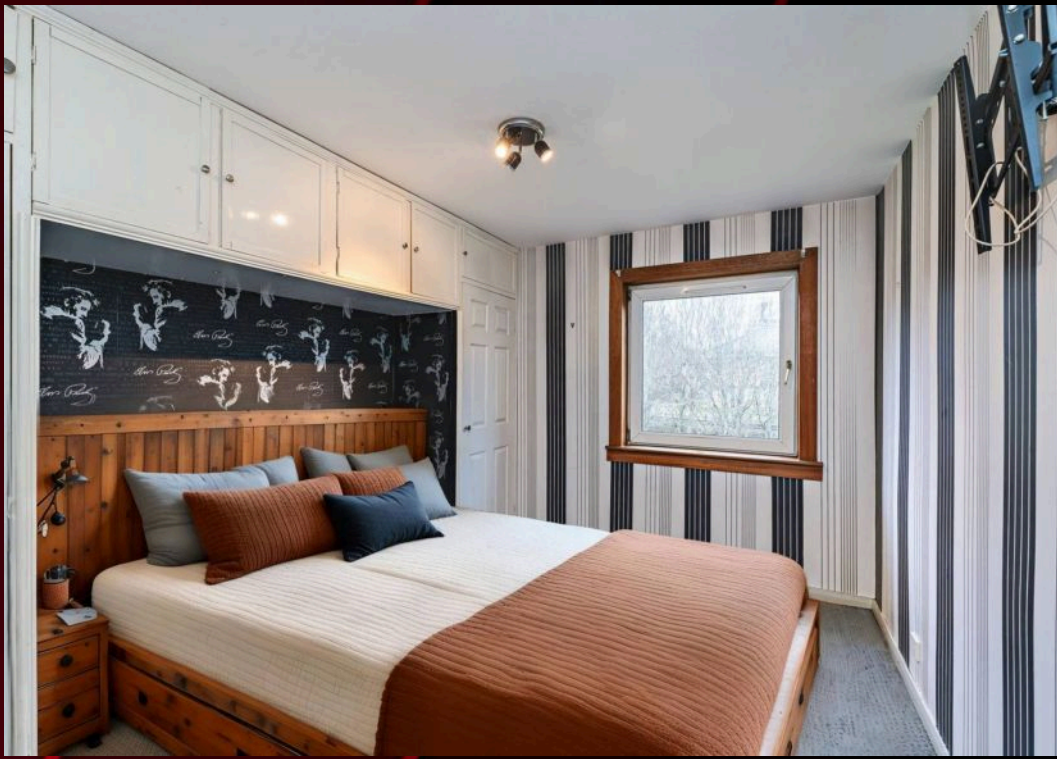
### **Front Garden**

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**

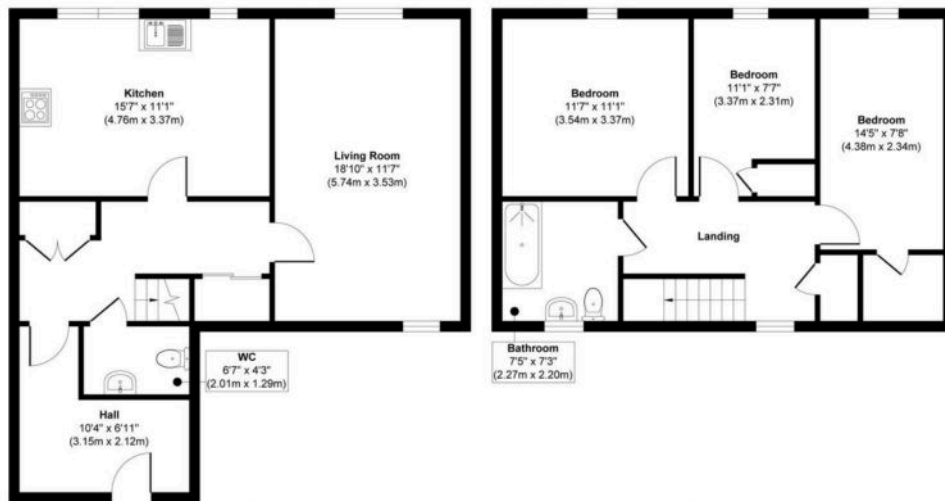
1 Parking Space







# 62 Falconer Rise Livingston, EH54 6JF



First Floor  
Approximate Floor Area  
631 sq. ft  
(58.66 sq. m)

Second Floor  
Approximate Floor Area  
518 sq. ft  
(48.15 sq. m)

Approx. Gross Internal Floor Area 1149 sq. ft / 106.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		54
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





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