





48 Staunton Rise, Livingston

Bridges Properties are delighted to present to the market 48 Staunton Rise, a spacious two-bedroom mid-terrace home located in the popular and well-established area of Deadridge, Livingston. Offering generous room sizes, a practical layout, and excellent potential, this home would suit a range of buyers including first-time buyers, young families, or investors.

Upon entering the property, you are welcomed by a bright hallway with the staircase positioned to the right. To the left, you step into a spacious lounge. A large front-facing window allows plenty of natural light to flood the room, creating a bright and comfortable living space. The lounge offers enough room to comfortably accommodate a large sofa, TV unit, and additional furnishings, with flexibility for various layouts to suit personal taste and needs.

To the rear of the property lies the open-plan kitchen and dining area. The kitchen is fitted with white splashback tiles, white cabinetry providing plenty of storage, and ample space for essential appliances including a cooker and washing machine. The dining area is generously sized and can comfortably host a table for up to six people, making it a great space for family meals or hosting friends. The open layout offers excellent potential for modernisation, and the space could easily be transformed into a more contemporary kitchen-dining hub if desired.

The main bedroom is a particularly impressive space, comfortably accommodating a king-size bed with plenty of room remaining for additional furniture such as bedside tables, a chest of drawers, and freestanding or fitted wardrobes. The two large front-facing windows ensure the room remains bright throughout the day, enhancing the feeling of space. The room also benefits from a built-in cupboard, providing valuable storage for clothing or household items, helping to keep the space clutter-free.



The second bedroom is equally appealing, offering fantastic proportions and versatility. Currently set up as a children's bedroom, it can comfortably accommodate a king-size bed along with other furniture, making it perfect for use as a large guest bedroom or a second family bedroom. Like the main bedroom, it also benefits from built-in storage, adding to the practicality of the space. Two rear-facing windows allow for an abundance of natural light to enter the room while offering peaceful views over the rear garden. Whether used as a spacious bedroom, a home office, a nursery, or a hobby room, this room offers excellent flexibility to suit the needs of modern living. The main bathroom is finished in a clean, contemporary style with all-white tiling. It features a three-piece suite comprising a bath with overhead shower, wash hand basin, and WC.

Externally, the property has a spacious and well-maintained front garden, creating a good distance between the property and the parking area. There is a two-car driveway to the front as well as additional visitor parking nearby. The rear garden offers plenty of space and has been designed with low maintenance in mind. There is a large shed providing excellent outdoor storage, as well as a decked area, perfect for seating or outdoor dining. The garden is not directly overlooked, offering a good degree of privacy.

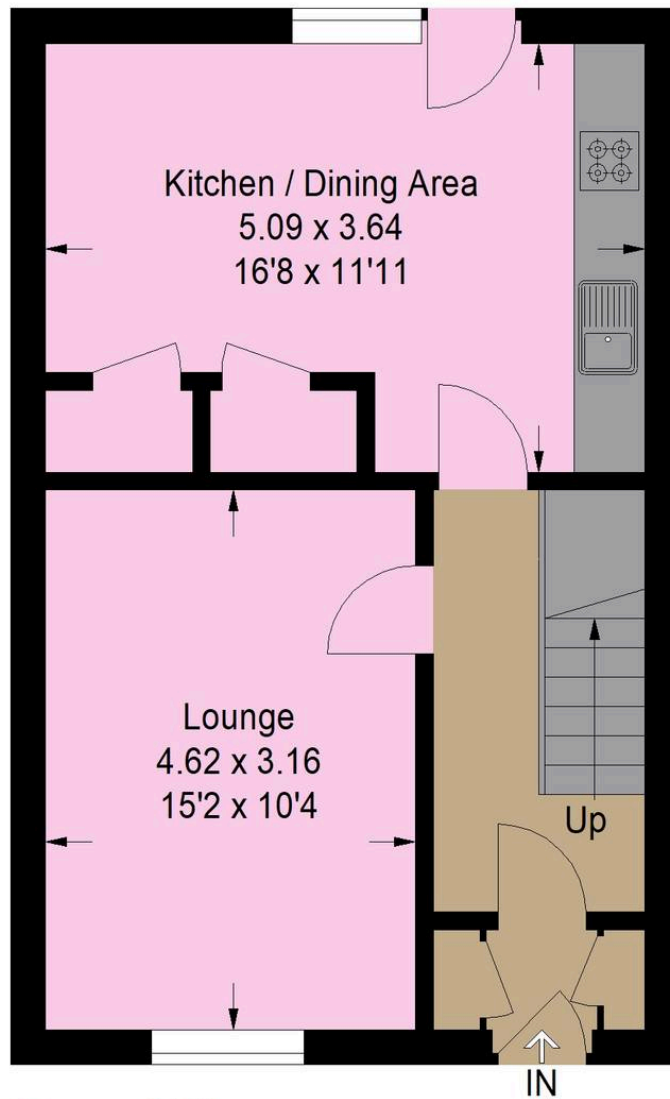
Deadridge is a well-connected and family-friendly area of Livingston, with a range of local amenities within easy reach. Bankton Primary School is just a short drive away, and James Young High School is within walking distance. Everyday shopping needs are catered for with a nearby Lonsdale store, and there are a number of local food and drink options including Crème Aroma coffee shop, Rice & Noodles Chinese takeaway, and Livi Express takeaway. Livingston's main shopping centre, The Centre, is also within walking distance, offering a wide range of shops, supermarkets including Morrisons, and stores such as The Range and B&Q. Healthcare facilities including Deadridge Health Centre and Healthful Pharmacy are close by, and for those who enjoy the outdoors, Bellsquarry Woods are a short distance away — perfect for dog walks, jogging, or enjoying nature.

48 Staunton Rise offers generous space, excellent potential, and a fantastic location, making it an ideal choice for buyers looking to settle in a well-connected part of Livingston.

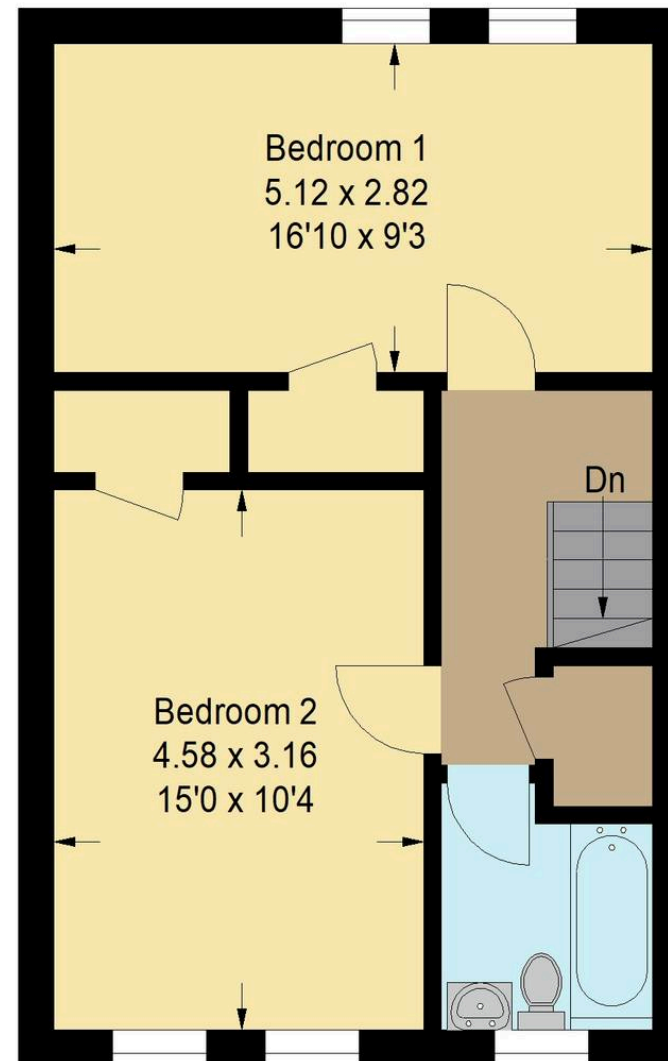




Approximate Gross Internal Area = 86.0 sq m / 926 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1196211 / Ref:90480)



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