



13 Palmer Rise, Livingston

Offers Over £175,000



13 Palmer Rise

Livingston, Livingston

Carol Lawton at RE/MAX Estates – Linlithgow is proud to present this Stunning 3 bed mid-terrace in Dedridge Livingston. Modern kitchen, spacious bedrooms, stylish shower room, front & rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

11' 7" x 6' 0" (3.53m x 1.83m)

A warm and welcoming entrance hall greets you as you step inside through a half-glazed UPVC front door, complemented by a side window that allows natural light to brighten the space. The hall is generously sized and features practical laminate flooring, a radiator, and central light fittings. Offering excellent functionality, it includes two large storage cupboards and provides access to the cloakroom, lounge, kitchen, and the upper level—creating a well-connected and thoughtfully laid-out entrance to the home.

Lounge/Diner

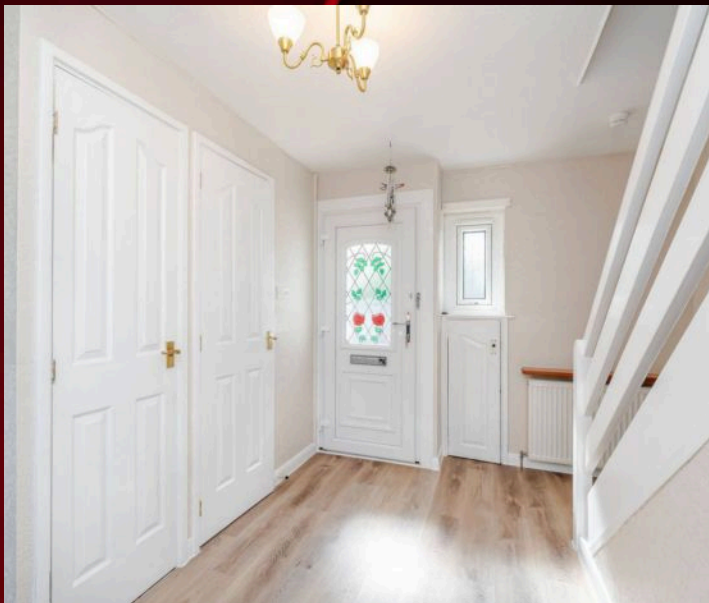
21' 8" x 12' 6" (6.60m x 3.80m)

This spacious and inviting lounge diner is a fantastic area for both relaxing and entertaining. With windows to the front and rear, the room benefits from an abundance of natural light throughout the day. The space features comfortable carpet flooring, a central light fitting with a ceiling fan, and wall-mounted electric fire that adds a cosy focal point. There's ample room for a dining table and chairs, making it perfect for family meals or gatherings. Radiators ensure year-round comfort in this bright and welcoming living space.

Kitchen/ Breakfast Room

14' 9" x 9' 9" (4.49m x 2.97m)

This excellent, well-equipped kitchen offers a bright and functional space with lovely rear views over the garden. Featuring tiled flooring and stylish splashback tiling, the room includes a ceramic sink and drainer with a modern mixer tap, along with ample storage provided by a range of cupboards. A brand new gas cooker, as well as a freestanding dishwasher and washing machine—both gifted by the current owner—add to the kitchen's convenience. There's also space for a fridge freezer and a dining table with chairs, making it perfect for everyday meals or casual entertaining. A half-glazed UPVC door leads directly out to the rear garden, adding ease of access and natural light.





Cloakroom Wc

5' 6" x 2' 8" (1.68m x 0.81m)

This handy ground floor cloakroom is both modern and fresh, finished with sleek wet wall panelling and easy-care vinyl flooring. It features a stylish vanity WC and a matching vanity sink unit with built-in storage and a contemporary mixer tap. A silver heated towel rail and spot ceiling lighting add a touch of luxury, while the opaque front-facing window provides natural light and privacy. This well-designed space offers practicality without compromising on style.

Stairs & Landing

The stairs and landing area are finished with soft carpet flooring and feature central light fittings, creating a warm and welcoming transition space. From the landing, there is access to all three bedrooms as well as the modern shower room. Adding to its practicality, the landing benefits from two spacious walk-in storage cupboards and a separate linen cupboard, offering excellent storage solutions for everyday living.

Shower Room

6' 7" x 6' 1" (2.00m x 1.86m)

This modern shower room has been finished to a high specification, offering a sleek and contemporary design. It features a stylish walk-in mains shower with a glass door, a vanity sink with a mixer tap, and a matching vanity WC, all contributing to a clean and streamlined look. A silver heated towel rail and central spot ceiling lighting add both comfort and elegance, while the easy-care laminate flooring enhances practicality. A rear-facing opaque window brings in natural light while maintaining privacy, completing this beautifully upgraded space.





Bedroom 1

11' 8" x 13' 0" (3.55m x 3.95m)

This fantastic main bedroom offers a warm and inviting atmosphere, featuring soft carpet flooring and a centrally positioned ceiling light. A large front-facing window allows plenty of natural light to flood in, creating a bright and airy space throughout the day. The room also includes a radiator for year-round comfort and boasts double fitted wardrobes, providing ample storage without compromising on style. With its neutral tones and thoughtful layout, this room is both functional and beautifully presented—perfect for relaxing or unwinding in comfort.

Bedroom 2

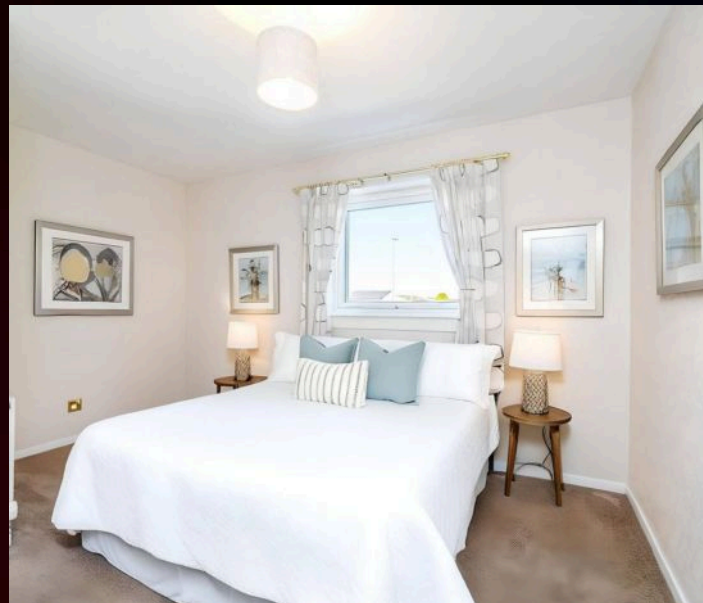
12' 2" x 9' 7" (3.70m x 2.92m)

This lovely double bedroom offers plenty of space for freestanding furniture, making it both versatile and comfortable. It features soft carpet flooring, a central light fitting, and a radiator for added warmth. Double fitted wardrobes provide excellent built-in storage, while the front-facing window allows in natural light and offers a pleasant outlook, making this an ideal space for rest and relaxation.

Bedroom 3

12' 7" x 9' 9" (3.84m x 2.96m)

This generously sized double bedroom features plush carpet flooring, a central light fitting, and a radiator for year-round comfort. The room includes double fitted wardrobes, providing ample storage space while maintaining a clean and uncluttered look. With views overlooking the rear of the property, the room enjoys a quiet and private outlook—an ideal retreat for rest and relaxation.





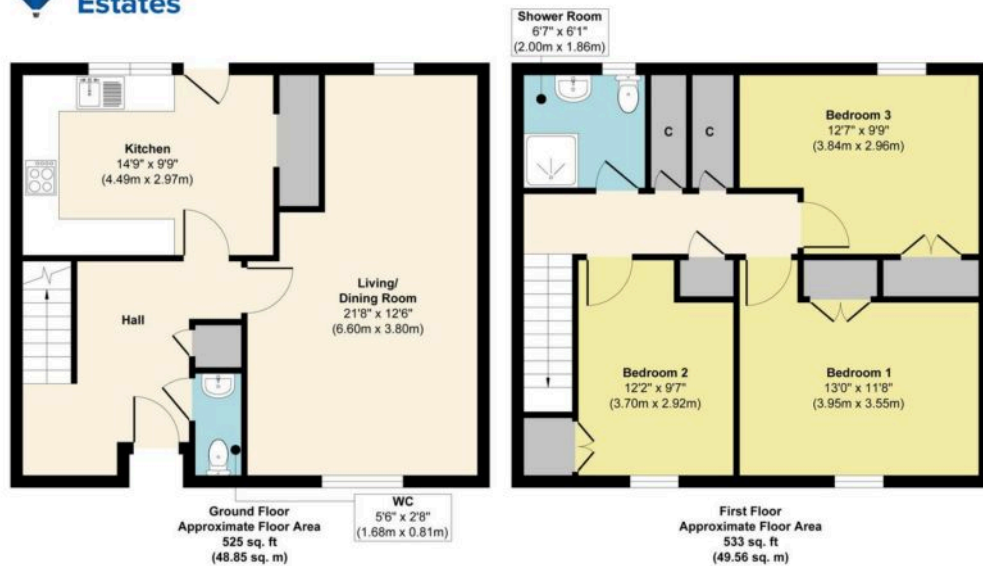
FRONT GARDEN

The property boasts a large, low-maintenance front garden that has been beautifully kept by the current owners. Fully enclosed for privacy and security, the space is finished with a combination of paving and decorative chipping stones, offering both practicality and curb appeal. A paved pathway leads directly to the front door, enhancing the welcoming feel of this well-presented outdoor area

REAR GARDEN

The beautiful rear garden is fully enclosed for privacy, featuring a rear gate for easy access. It has been thoughtfully designed for low maintenance, with artificial grass and attractive bordered planters filled with decorative chipping stones. The garden also includes a good-sized shed, which is being gifted by the current owner, as well as an outdoor tap for added convenience. This spacious outdoor area provides a perfect retreat for relaxation or outdoor activities with minimal upkeep.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	88
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	87
England, Scotland & Wales	EU Directive 2002/91/EC	



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