





This modern and spacious end terraced house in Palmer Rise is in immaculate, walk-in condition, making it a fantastic home. Perfect for families and first time buyers, this property offers comfort and versatility. Lorna MacDonald and RE/MAX Property are delighted to present this wonderful three 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 Approach

The welcoming approach features a low maintenance design with a step to the front door and a secure external storage cupboard. Convenient parking is available at the front of the property.

Entrance Hallway

The large inviting hallway is accessed through a partially glazed upvc door, allowing natural light to flow in, alongside the front facing window. The modern design begins with magnolia painted walls, and sleek laminate flooring. Two cupboards offer ample storage space. The area is completed with two ceiling lights, a smoke detector, a radiator, and a conveniently placed power point.

Lounge Diner

18' 0" x 10' 6" (5.48m x 3.20m)

This spacious room features light pink painted walls and laminate flooring, creating a bright and inviting atmosphere. A window and patio doors to the 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. A radiator provides warmth, while multiple power points and a smoke detector ensure practicality and convenience.

Kitchen

10' 3" x 12' 9" (3.13m x 3.88m)

This well designed space features an array of stylish wall and floor mounted units with light wood effect frontages, beautifully complemented by sleek black work surfaces and a matching metro tile splashback. The white painted walls and cream tile flooring create a modern, cohesive aesthetic. Included in the sale are an under counter oven, a four ring electric hob, a stainless steel extractor hood, an under-counter fridge and freezer, offering both convenience and functionality. There is also space for a washing machine and slimline dishwasher. Natural light flows in through the rear window and half 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, with a heat detector, power points and a radiator ensuring practicality throughout.

Living Level Toilet

5' 10" x 4' 3" (1.77m x 1.30m)

An essential room for modern day living, which has been decorated with white tiled walls and black tile flooring. The suite comprises of a close coupled toilet and a vanity sink. A window to the front allows natural light into the space. There is a ceiling light and a radiator to finish off the room.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by neutral painted walls. This area offers a cupboard for storage. Natural light fills the landing through a front facing window. Thoughtful finishing touches include two ceiling lights, a smoke detector, power points, and an attic hatch providing easy access to additional floored storage space.





Primary Bedroom

10' 7" x 10' 1" (3.23m x 3.08m)

This charming room boasts mainly grey painted walls and a papered wall, 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 wardrobe provides hanging and shelving storage space, while a radiator ensures warmth and multiple power points add practicality.

Bedroom Two

8' 9" x 12' 4" (2.66m x 3.76m)

This lovely room is beautifully finished with magnolia painted walls and carpet flooring, creating a modern ambience. A rear 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.

Bedroom Three

16' 8" x 6' 8" (5.08m x 2.03m)

This well appointed third bedroom features half green and white painted walls and cosy carpeted flooring, creating a comfortable and modern ambience. A rear facing window welcomes natural light, brightening the space. A built in wardrobe provides an abundance of storage space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

7' 6" x 6' 2" (2.29m x 1.87m)

The bathroom is designed for functionality, featuring cream tile flooring with cream tiled and neutral wet wall panelled walls. A front facing window fills the space with natural light, further enhanced by a ceiling light for added brightness. The suite includes a bathtub with a mains waterfall shower overhead with additional hand held shower, a wood effect vanity unit with back to wall toilet, and an inbuilt 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 and a wooden decking area, all fully enclosed by fencing for privacy. A gated rear access provides added convenience, and a garden shed is included in the sale. 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



FLOOR 2



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