





This great end terrace home is situated in the highly sought after Dedridge area, making it an ideal choice for families. Located on Peveril Rise, this spacious property features 3 double bedrooms, front and rear gardens, catering to a variety of needs. Lorna MacDonald and RE/MAX Property are delighted to bring this great opportunity to make a house your own, 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 Garden

The front approach and garden has a paved path leading to the steps and front door. A lawn borders one side, while the other features an arrangement of decorative stones. Mature plantings enhance the space with natural beauty, all enclosed by a hedge that adds a sense of privacy and seclusion.

Entrance Hallway

Entrance to the property is through a composite half glazed front door which opens into a hall with neutrally papered walls and carpeted flooring. There are two large integrated cupboards, providing ample storage space. A window to the front, ceiling light, a radiator and a power point to complete this area.

Lounge Diner

21' 7" x 12' 6" (6.59m x 3.81m)

6.598m x 2.733m widening to 3.813m (21'07" x 8'11" widening to 12'06") This inviting room is decorated carpeted flooring and papered walls. An electric stove with cream and wood surround in the lounge creates a central focal point. Front and rear facing windows flood the space with natural light, complemented by two ceiling lights for additional brightness. Two radiators, a smoke detector and multiple power points are also provided.

Kitchen

9' 10" x 8' 8" (2.99m x 2.63m)

The kitchen is finished with a range of wall and floor mounted units featuring wood frontages. White work surfaces and matching white tiled walls complement the wood effect vinyl flooring. The well equipped kitchen includes an under counter oven, a four ring gas hob and a built in extractor hood, all included in the sale. There is further space for a washing machine and a free standing American fridge freezer. The sink area features a stainless steel sink and half with drainer and a mixer tap for added convenience. A window to the rear allow natural light into the space. Two ceiling lights enhance the bright and functional workspace. Additional features include multiple power points, a heat detector, and a radiator.

Rear Hallway

The space is finished with neutral papered walls and wood effect vinyl flooring. A half glazed upvc door leads from here to the rear garden, enhancing both light and flow. A ceiling light and a power point add to the functionality of the space.

Living Level Toilet

4' 8" x 2' 11" (1.43m x 0.88m)

An essential room for modern day living, which has been decorated with wet wall panelled walls and wood effect vinyl flooring. The suite comprises of a close coupled toilet and a pedestal corner sink. There is a ceiling light and a window to the rear to finish off the room.

Stairs and Landing

This space is finished with carpeting on the stairs and landing, complemented by neutral papered walls. Two large walk in cupboards provide generous storage, while two ceiling lights enhance the ambiance. The area is also equipped with a power point and an attic hatch, offering easy access to additional storage.



Primary Bedroom

12' 2" x 9' 7" (3.70m x 2.91m)

This spacious bedroom is finished with papered walls and carpet to the floor. A front facing window lets in plenty of natural light, further enhanced by a ceiling light. The room offers ample storage with a wardrobe featuring both hanging and shelving space. A radiator and multiple power points complete the room.

Bedroom Two

10' 1" x 11' 7" (3.07m x 3.54m)

A wonderful double bedroom which is finished with white papered walls and carpet to the floor. A window to the front allows in natural light and is complemented by a ceiling light. A radiator and power points finish the room.

Bedroom Three

11' 5" x 11' 11" (3.48m x 3.62m)

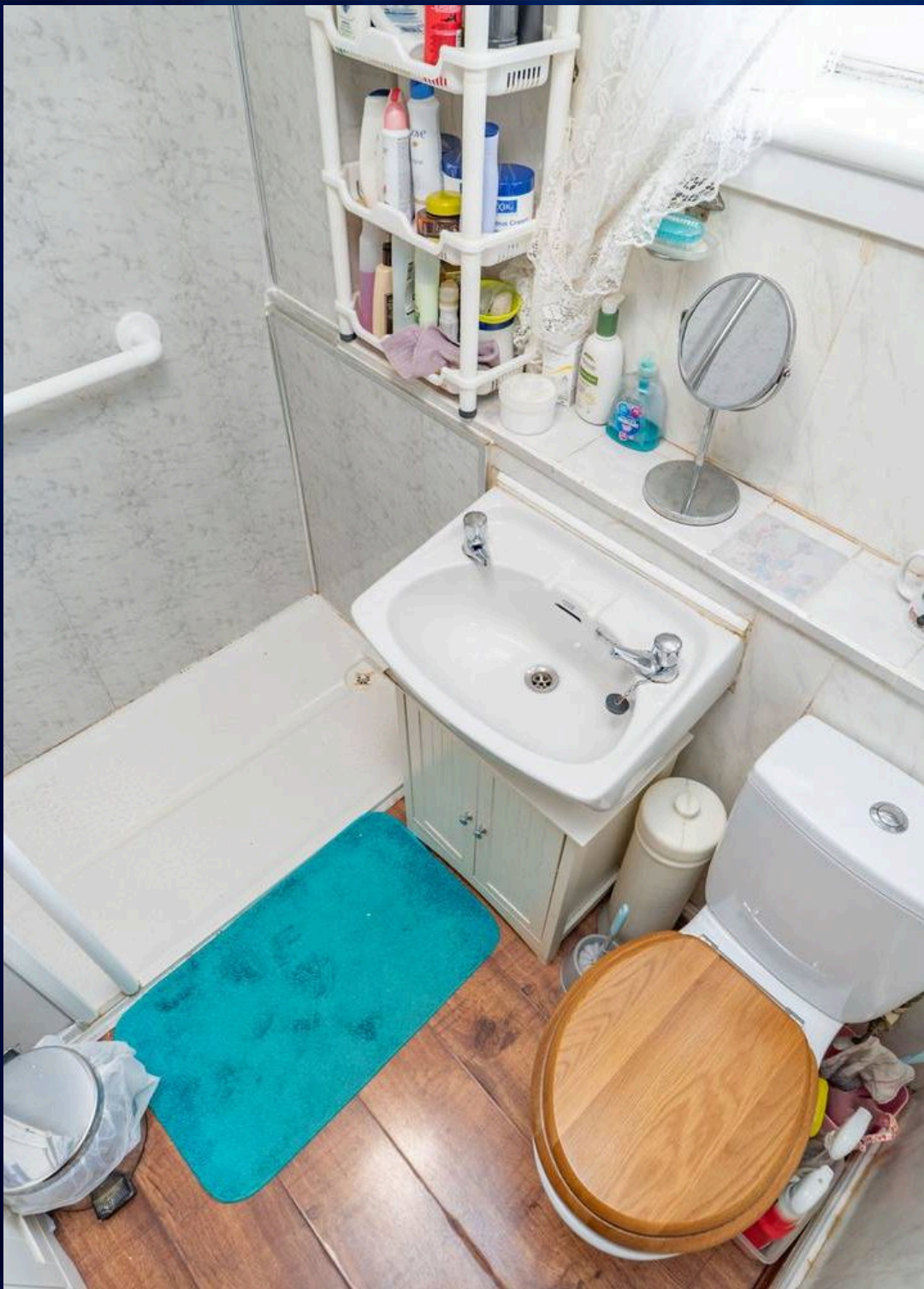
This third double bedroom is finished with white papered walls and carpeted flooring. The rear facing window fills the room with natural light, further brightened by a ceiling light. A radiator and power points add to the room's comfort and functionality.

Shower Room

9' 4" x 4' 7" (2.85m x 1.39m)

This functional shower room is finished with sleek wet wall panelled walls and coordinating wood effect laminate flooring. The suite includes a walk in shower with a mains shower, a close coupled toilet, and a pedestal sink. A rear facing window allows natural light to fill the space, enhanced by a ceiling light. Completing the room is a radiator.





Rear Garden

This mature L shaped garden offers a peaceful and private retreat, ideal for relaxation or outdoor entertaining. Fully enclosed by fencing for added seclusion, the space is thoughtfully designed with a mix of wooden decking, paved seating areas, and winding paths. Lush, mature planting adds character and greenery throughout, creating a versatile and inviting atmosphere. A charming summer house and two practical sheds provide ample storage and covered space to enjoy the outdoors in any weather. Convenient side access connects the garden to the front of the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be 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 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.



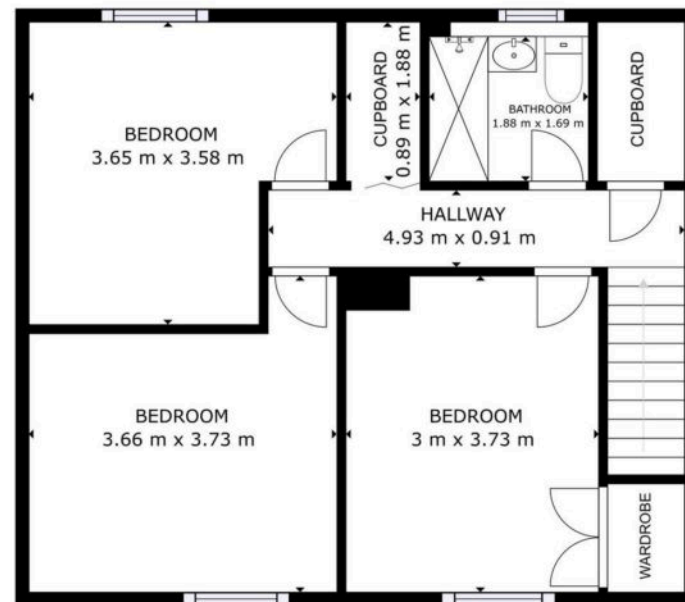
FLOOR 1

RE/MAX
Property

GROSS INTERNAL AREA
FLOOR 1: 52.82 m², FLOOR 2: 52.35 m²
TOTAL: 105.17 m²

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



FLOOR 2

RE/MAX
Property

GROSS INTERNAL AREA
FLOOR 1: 52.82 m², FLOOR 2: 52.35 m²
TOTAL: 105.17 m²

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



RE/MAX Property

Remax Property, Remax House - EH54 6TS

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www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.