





201 Norman Rise

Livingston

Welcome to Norman Rise, an impressive five-bedroom family home located in a popular area of Livingston. This property enjoys dual access, though most residents prefer entering through the beautifully kept west-facing rear garden, where you'll also find the residence parking area, making arrival both practical and inviting. Stepping into this wonderfully low-maintenance garden, you instantly appreciate the pride and care that has gone into maintaining this outdoor space, with its blend of paving, stone-chipped sections and mature planting beds creating an attractive, easy-care environment that welcomes you home.

Entering the property from the garden, you step directly into the gorgeous kitchen, a bright and spacious room offering excellent cabinet storage and ample worktop space, as well as room for a dining table, the perfect setting for busy family breakfasts or evening chats over dinner, finished with LED kickboard lights for a contemporary feel.

From here, you move naturally into the hallway which connects the main living areas of the home. Continuing through, you arrive at the generous lounge and dining area, a wonderfully bright dual-aspect room benefiting from both the morning and evening sun. The large east-facing patio doors fill the space with natural light at the start of each day, while the west-facing window ensures the room remains bright into the evening. The lower-set patio door also offers wheelchair-friendly access, ideal for those needing mobility-supportive features without compromise on style.

Following the hallway around, you reach Bedroom One, located on the ground floor and beautifully presented with wooden flooring and striking purple curtains framing the window.



Opposite bedroom across the hallway sits an additional bedroom, offering fantastic flexibility as another double bedroom, guest room or home office depending on lifestyle needs. Around the corner, you will also find the conveniently located downstairs WC, finished in a modern neutral style. Heading upstairs, you turn left at the top of the landing to discover the generously sized family bathroom, beautifully tiled and offering both a large bathtub and a separate shower enclosure, ensuring it meets the needs of a busy household. Next to this space is Bedroom Three Room, styled with Aztec-style colourful bedding. This room enjoys great proportions, easily accommodating a double bed and additional furniture, with a bright outlook and a neutral backdrop ready for personal touches. A useful storage cupboard is positioned in the middle of the landing, offering even more practicality.

Continuing along, you arrive at Bedroom Four, the spacious double room seen with the bright pink runner along the bed and fitted wardrobes. This room overlooks the west garden and provides excellent wardrobe space as well as ample room for bedside tables and drawers, again comfortably hosting a double bed with ease.

Finally, across the hallway is Bedroom Five, currently arranged with two single beds. Despite being the smallest of the five, this room can still comfortably accommodate a double bed, making it ideal as a child's room, nursery, hobby room or compact guest bedroom. The flexibility across all five rooms is a real standout feature, with every bedroom able to host a double bed, an exceptional benefit for families or buyers seeking adaptable living options. Throughout the home, storage has been thoughtfully integrated, ensuring that every space feels functional, organised and ready for everyday living.

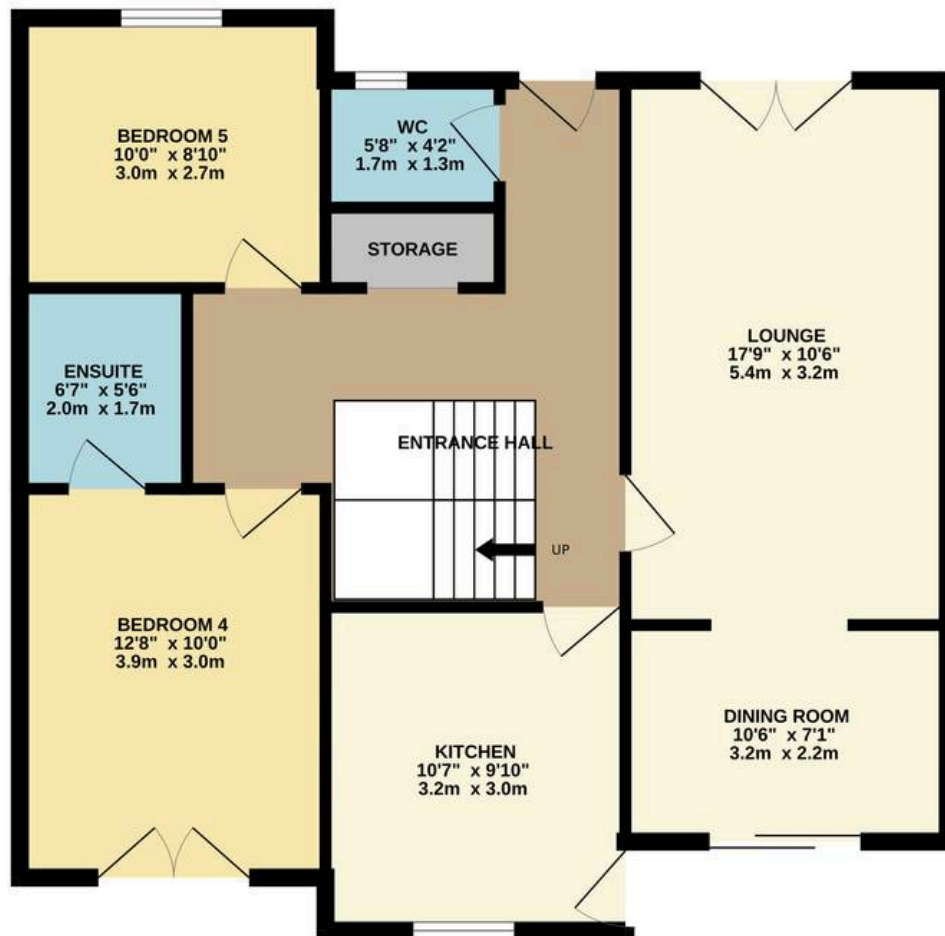
This fantastic five-bedroom property is ideally placed within Dedridge, offering outstanding convenience. Families will appreciate being within walking distance of Bankton Primary School and The James Young High School, making school runs simple and safe. Everyday essentials are close to hand, with the property located within easy walking distance of the local doctor's surgery, and just minutes from the Almondvale Shopping Centre and Livingston's extensive retail, leisure and dining facilities. Commuters benefit from being less than a five-minute drive from the A71, under ten minutes from key motorway links, and around five minutes by car from Livingston South Train Station, offering direct routes to both Edinburgh and



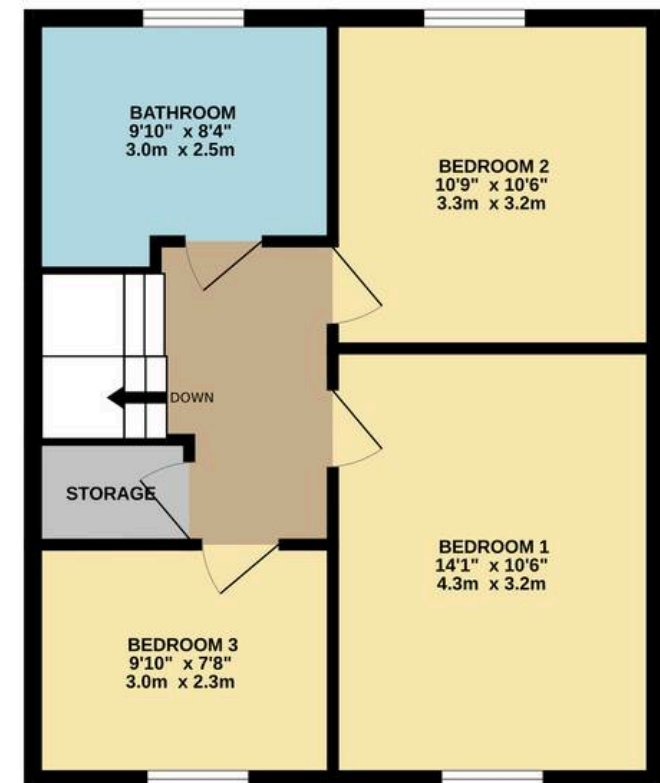




GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

