



77 Ambrose Rise,
Dedridge, Livingston
EH54 6JU
Fixed Price £175,000

Caesar & Howie
Solicitors & Estate Agents



77 Ambrose Rise

Dedridge Livingston EH54 6JU

Early viewing is highly recommended of this very spacious and popular style terraced townhouse. Set within a highly sought after area, it will provide a superb family home and offers flexible accommodation over three levels and also has excellent further potential. All rooms are well proportioned and many extras can be available by discussion. The location has easy access to the town centre and amenities, local schools, public transport and rail station. Early/flexible entry is available. Chain free.

- **Entrance hall**
- **Shower/Wet room/W.C.**
- **Spacious lounge/dining**
- **Kitchen**
- **Five bedrooms**
- **Bathroom**
- **Large attic storage room/potential**
- **GCH & Part DG**
- **Garage & driveway**
- **Gardens**
- **Council Tax Band C**

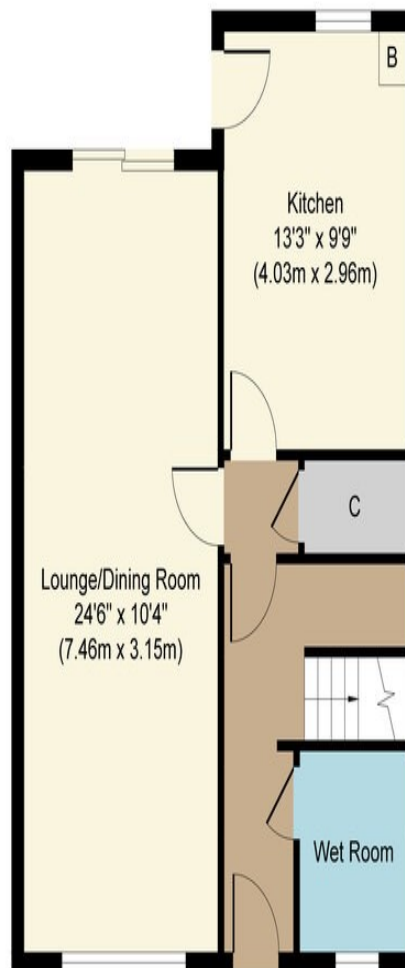


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

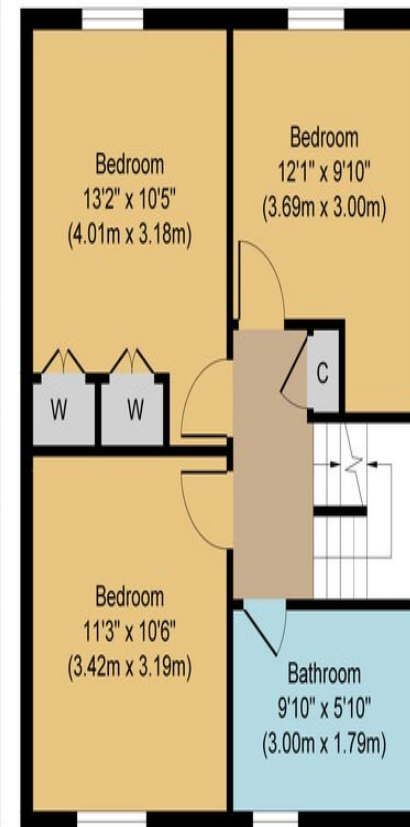


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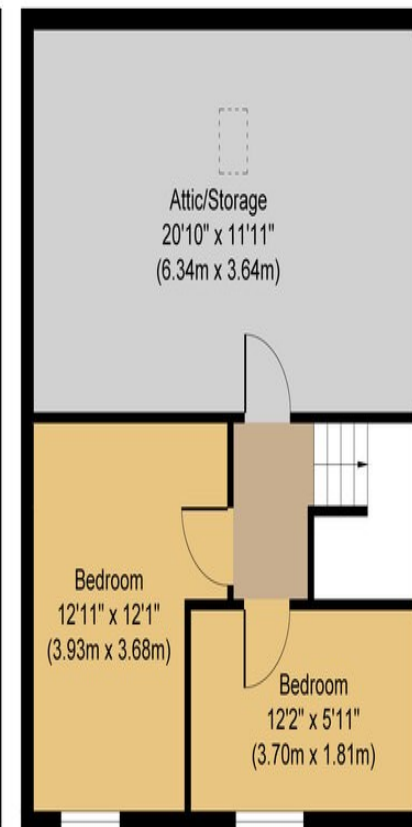
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Ground Floor
Approximate Floor Area
522 sq. ft
(51.30 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)



Second Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)