



**79 Palmer Rise, Livingston, West Lothian EH54 6NR**  
**Offers Over £142,500**

## 79 Palmer Rise, Livingston, West Lothian EH54 6NR

Offers Over £142,500

A stylish well presented Three Double Bedroom Mid-terraced villa set within the highly sought-after residential street of Palmer Rise, Dedridge. The property benefits from a fully enclosed, low maintenance, rear garden with open aspect to rear with a large garden shed and double gated access to the rear.

Accommodation comprises: Welcoming spacious hall with two storage cupboards and lower level modern WC, a well proportioned Lounge/Dining area offering dual aspect windows encompassing this room in lovely natural light, a modern fitted Kitchen with a generous range of stylish base and wall mounted units and additional Larder storage cupboard.

On the upper level the property offers three Double Bedrooms, all with fitted storage with Bedroom Three also benefiting from a walk in Dressing Area and a chic contemporary fitted Bathroom.

Externally the property benefits from a spacious fully enclosed front garden laid with chipping stones and the low maintenance rear garden.

Ample on street parking lies within close proximity to the property.

Early viewing is highly recommended.



### Entrance

Entrance is via UPVC partial glazed door with side window providing natural light. Stylish decor and laminate flooring. Under-stair storage cupboard and additional linen cupboard located within hallway.

### Lower Level WC

5'6" x 2'9" (1.68m x 0.84m)

Featuring a stylish modern square set corner wash-hand basin set within vanity storage unit and dual flush WC. Opaque window.

### Lounge/Dining Room

22'2" x 12'5" (6.76m x 3.78m)

An impressively spacious family room offering versatility of use. Dual aspect windows to front and rear provide bountiful light. Pristine white decor complimented by rich walnut laminate flooring.

### Breakfasting Kitchen

14'10" x 9'10" (4.52m x 3.00m)

Featuring a contemporary designed modern fitted kitchen showcasing stylish stone-coloured base and wall mounted units with complimentary work-surfaces. Stylish anthracite sink set below window overlooking the rear garden. Integrated dishwasher. Free standing gas cooker set below extractor hood. Large larder storage cupboard. Laminate tile-effect flooring. UPVC partial glazed door offers access to the rear garden.

### Upper Level

Carpeted staircase leading to upper level. Two linen cupboards set within upper hall. Attic Hatch.

### Family Bathroom

6'1" x 6' (1.85m x 1.83m)

Showcasing a stylish modern three piece white suite comprising wash-hand basin and wc set within vanity storage unit, full length bath with mains shower set above and glazed side panel. Chrome ladder radiator. Opaque window. Vinyl flooring.

### Bedroom One

12'1" x 9'7" (3.68m x 2.92m)

Featuring soothing neutral decor this well proportioned room offers double fitted wardrobe storage. The room is carpeted.

### Bedroom Two

11'7" x 9'8" (3.53m x 2.95m)

The second double bedroom offers triple door fitted wardrobe storage. Stylish decor with complimentary carpeting.

### Bedroom Three

10'1" x 9'8" (3.07m x 2.95m)

The third double bedroom offers sophisticated decor and complimentary carpeting. The room offers bi-folding door leading to a walk-in Dressing Area with fitted shelving and rails.

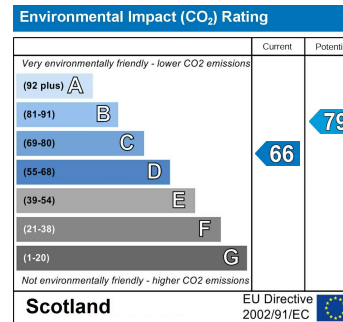
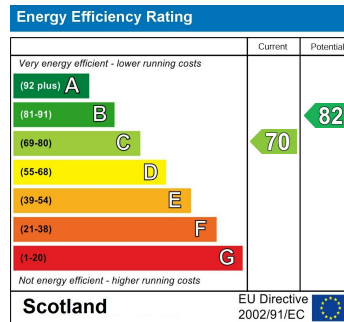
### Walk-in Dressing Area to Bedroom 3

6'1" x 5'6" (1.85m x 1.68m)

A fabulous storage area offering shelving and rails.

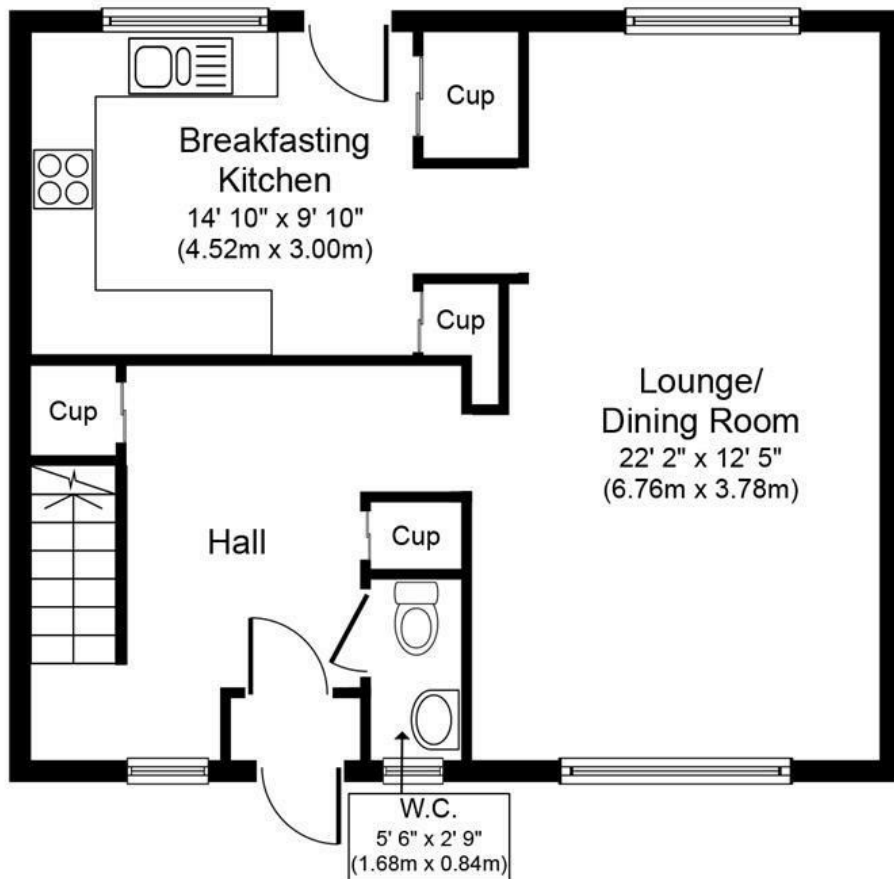
### Gardens

The front garden features stylish sand-toned chipping stones and paved pathway and patio area. The rear garden offers an area of paving, a large Garden Shed with power and light and to the rear lies the pergola with decking creating a fabulous area to relax.

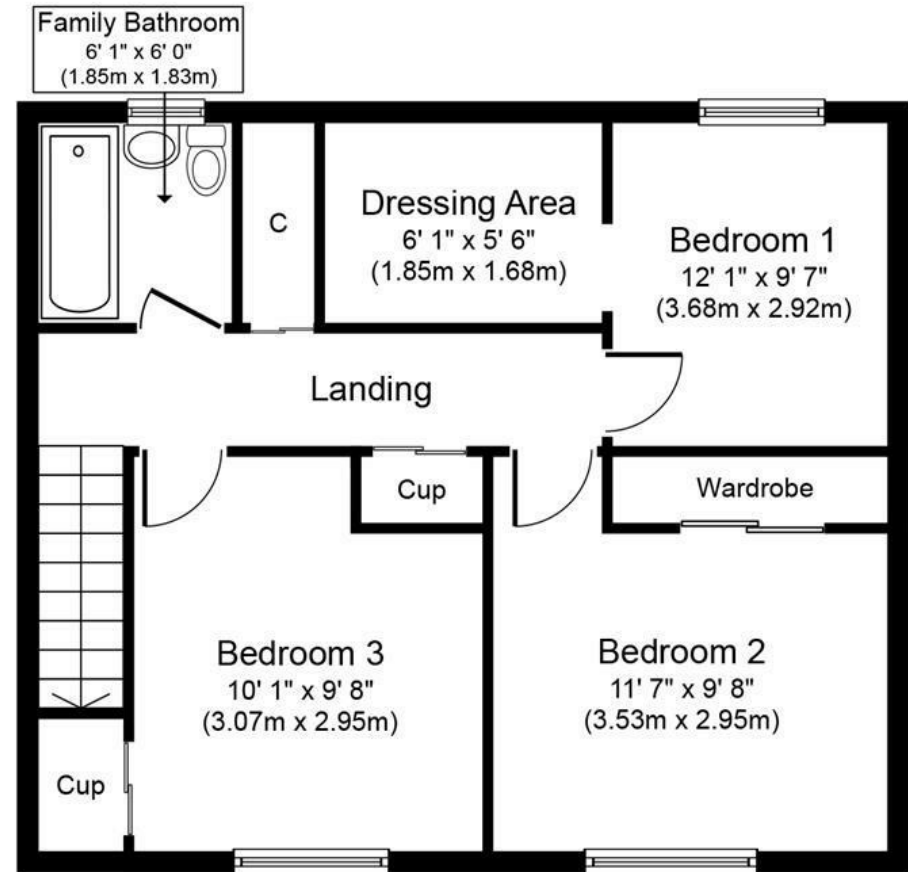








**Ground Floor**  
**Approximate Floor Area**  
**573 sq. ft.**  
**(53.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**573 sq. ft.**  
**(53.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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