



- Terraced Home with Three Double Bedrooms
- Open-plan Living Area
- Family Bathroom with Separate Shower and Downstairs WC
- South Facing Garden
- Walk-in Condition with Modern Decor
- Superb Location within Walking Distance of Local Amenities

Alba Property View ...

"Offering style and space in abundance and situated within a fantastic location, this property is the perfect place to call home."

29 Quentin Rise, Dedridge, Livingston,

EH54 6NS

Offers Over £185,000



Alba Property are delighted to present to the sales market this beautiful three-bedroom terraced home, situated within the highly sought-after area of Dedridge, Livingston. This attractive property is a credit to the current owners and boasts generous sized rooms throughout, great storage, modern decor, a south facing garden, resident's parking, double glazing and gas central heating.

Accommodation is over two floors and comprises of an entrance hallway, open-concept lounge, dining and kitchen area, downstairs WC, three well-proportioned bedrooms and family bathroom. Offering style and space in abundance, this property is perfect for growing families. Early viewing is highly advisable so not to miss this fantastic opportunity.

Upon entering the property, you will be welcomed into the spacious front hallway which benefits from two convenient storage cupboards and provides access to the lounge and a staircase to the upper level of the property. Contemporary living is provided by the open-plan living area. The bright and airy lounge/diner is decorated in fresh, neutral hues and filled with an abundance of light from the front and rear facing windows. There is ample space for living room furniture as well as a dining table and chairs for enjoying family mealtimes together or entertaining guests.

Modern, oak flooring flows beautifully through to the fitted kitchen where you will find a wide range of white base and wall mounted units with contrasting worktops. The kitchen features an electric oven, 4 ring gas hob and hood, stainless steel dual sink with drainer and space for a free-standing washing machine and fridge/freezer. Another benefit of this fabulous kitchen is the breakfast bar which provides a great spot for a quick bite to eat before starting your day whilst also offering extra worktop space. The large, rear facing window allows in further light to the downstairs level creating a bright and welcoming space. There is a hallway at the rear of the downstairs level where you will find a convenient WC and a door leading to the well-maintained rear garden.

The upper level of the property comprises of three well-proportioned, double bedrooms, two of which have integrated wardrobes and the third has a free-standing wardrobe, which is included in the sale. Tastefully decorated throughout with stylish, grey carpets and chrome downlighters, this home has been finished to the highest of standards.





The family bathroom is in immaculate condition and is complete with a white WC, vanity unit with wash hand basin, panelled bath and boasts a separate shower cubicle with mixer shower installed and glass shower door. The marble-effect wet-walls complement the grey floor tiling perfectly and LED colour changing downlighters and a chrome towel radiator finish this room off perfectly.

Externally this fantastic property is nestled on a quiet street with well-tended gardens. The front garden is laid to lawn with beautiful, planted flowers and is enclosed by a timber fence and gate with a path leading to the entrance. The south-facing rear garden provides a private and peaceful spot for relaxing in the summer months, featuring a slabbed decking area and a garden shed which is included in the sale price. There is a gate to the rear of the garden which provides access to the parking area.

Location

Quentin Rise is situated within the highly popular residential area of Dedridge within the town of Livingston. It is within the catchment area for highly regarded primary and secondary schools, dental and healthcare centres and local shops. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses with Livingston South Train Station only a short 4 minutes' drive away. The property is situated within close proximity to Livingston Shopping Centre, which is only a short 8 minute's walk away where you will find a huge array of supermarkets, high street shops, bars, restaurants and leisure facilities including the Vue Cinema, Livingston Designer Outlet and the Almondvale Retail Park.

Further Information

360 tour available

Home Report Value - £190,000

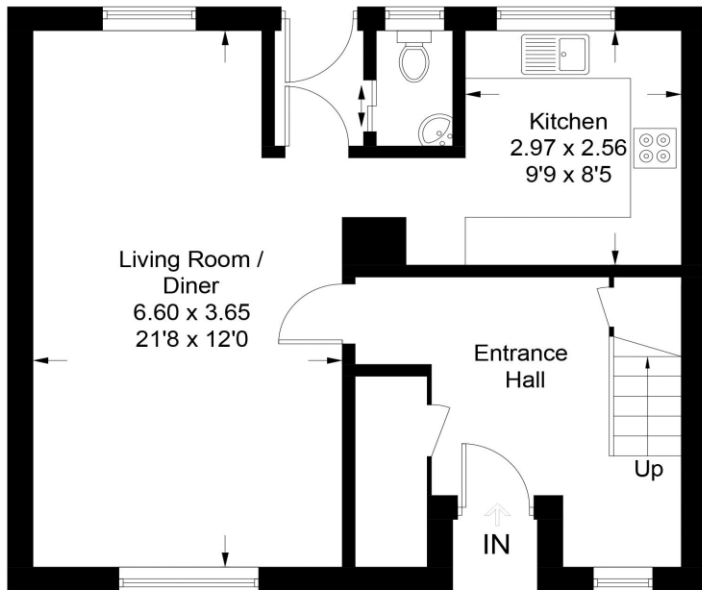
Council Tax Band - B

Tenure - Freehold

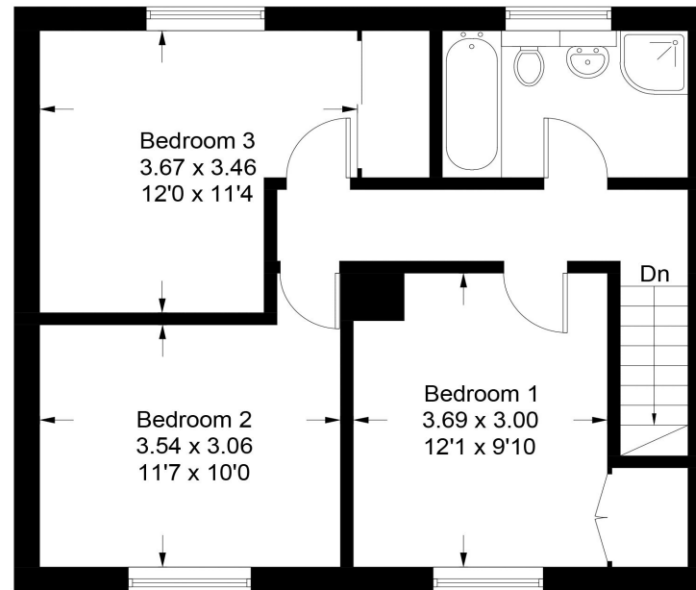


29 Quentin Rise, Livingston

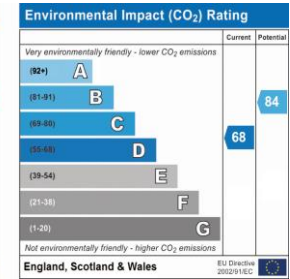
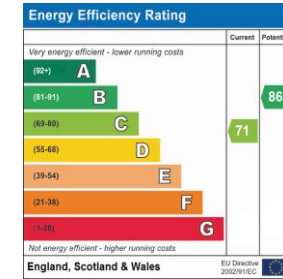
Approximate Gross Internal Area
102.1 sq m / 1099 sq ft



Ground Floor



First Floor



Room Dimensions (at the widest point)

Living Room/Diner	21' 8" x 12' 0" (6.6m x 3.65m)
Kitchen	9' 9" x 8' 5" (2.97m x 2.56m)
WC	4' 9" x 2' 11" (1.46m x 0.88m)
Entrance Hallway	11' 8" x 8' 10" (3.55m x 2.7m)
Bedroom 1	12' 1" x 9' 10" (3.69m x 3.0m)
Bedroom 2	11' 7" x 10' 0" (3.54m x 3.06m)
Bedroom 3	12' 0" x 11' 4" (3.67m x 3.46m)
Family Bathroom	9' 5" x 6' 1" (2.88m x 1.86m)

Extras (Included in the Sale)

All floor coverings, blinds, washing machine, integrated oven, hob and hood, garden shed, free standing wardrobe in Bedroom 2 and all light fittings (apart from lounge/dining room and hallway).

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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