



**4, Abbotsford Rise, Livingston,
West Lothian, EH54 6LS**



Set in an ideal locale, close to Livingston South railway station, local schools and other local amenities, this upgraded property is ready to move into. A private rear garden, with conservatory, driveway and street parking make this home ideal for many needs.

Dedridge retains its community and unique character, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to Lanthorn Park, many walks and green spaces. There are a few shops locally and The Centre and Livingston Designer Outlet Centre are only a few minutes' drive away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Little Flyers nursery is within close proximity to the property, while St Ninians RC Primary School and Dedridge Primary School both offer primary education and afford good reputations, as does the local high school, The James Young High School.

Front Garden

A welcoming approach features a paved driveway finished with some decorative gravel, a grassed area and some planting.

Entrance Hallway

When entering this home, you are greeted with a new composite front door, which has decorative glazing. The modern décor begins with neutrally painted walls and laminate flooring. A radiator, a smoke detector and power points complete this area.

Dining Lounge

7.226m x 2.871m (23'08" x 09'05") widening to 3.169m (10'04")

Decorated with one part-feature wallpaper and paint to the remaining walls, this gorgeous room has laminate flooring. A dual aspect is created by windows to the front garden and double doors to the conservatory, allowing in lots of natural light with two lots of ceiling lighting. It contains power points and a Wi-Fi socket, along with a smoke detector and two radiators to keep the room nice and warm.





Kitchen

3.289m x 2.725m (10'09" x 08'11")

This kitchen has an integrated electric oven, four ring gas hob with an overhead cooker hood, a stainless-steel sink with a drainer and mixer tap, which will all be included in the sale. The creative lighting provides a bright room, with two levels of unit lights, downlights and ceiling lighting. The white floor and wall mounted units create a calm space with painted walls, tiled splashback, co-ordinating work surfaces and laminate flooring. There is space for an American-Style fridge-freezer and an under counter dishwasher. There is a window facing the rear garden, and a glazed door heading to the conservatory. A radiator, power points and a heat detector are all included.

Utility Room Cupboard

1.464m x 1.407m (04'09" x 04'07")

This room provides an essential space for modern day living, designed to hide away the laundry. There is under counter space and plumbing for a washing machine, with a work surface, a cupboard and shelving. Decorated with a tiled splashback, painted to the walls and laminate to the floor. A main ceiling light brightens the room with cloakroom hooks and power points also provided.

Conservatory

4.459m x 1.866m (14'07" x 06'01")

With glazing on three sides, including doors opening to the garden, an abundance of light enters this room and could be used for a multitude of uses. Tiled flooring and a painted wall frame this nice and memorable room. Access from either the dining area or kitchen, this room would be great for entertaining. A radiator, a wall light and power points are supplied.

Living Level Toilet

1.454m x 1.029m (04'09" x 03'04")

A white, concealed cistern toilet combined with a white vanity sink, with wooden storage beneath, continues the contemporary feel to the property. The floor is tiled and the walls are finished with wet wall panelling. Recessed ceiling downlights and an extractor are also included.

Stairs and Landing

The carpeted stairs lead to the carpeted upper landing, with neutrally painted walls. A ceiling light, attic access, a smoke detector and a decently sized built-in cupboard complete this area.

Main Bedroom

3.663m x 3.225m (12'00" x 10'06")

This comfortable-looking bedroom has a window to the rear of the house bringing in lots of natural light with added ceiling lighting. A fully fitted carpet to the floor and painted walls bring the modern décor throughout the house. A radiator and power points finish the room.

Shower Room

2.536m x 1.464m (08'03" x 04'09") widening to 1.987m (06'06")

Finished with modern tile effect laminate flooring, some wet wall panelling, some tiled and some painted walls, this room provides space to get ready for the day. A front facing window

allows in natural light and recessed ceiling downlights set the mood. The double walk-in shower cubicle houses a wall mounted shower with a rainfall shower head and a handheld shower hose. A chrome ladder towel radiator, a white pedestal sink and a white close coupled toilet are fitted inside as well.

Second Bedroom

3.496m x 3.232m (11'05" x 10'07")

Currently used as a second lounge, this has been finished with carpet to the floor and neutral tones to the walls. There is a ceiling light and a pretty outside view from the window to the front. A radiator is fitted and power points are also included.

Third Bedroom

3.001m x 2.747m (09'10" x 09'00")

Though used as a study currently, this would make a fantastic bedroom. Carpeted flooring and painted walls allow you to just move your furniture in. Ceiling lights lighten the room, along with the natural lighting coming from the window to the rear. Power points and a radiator also supplied.

Rear Garden

This amazing garden has been landscaped to create a low maintenance space. Finished mainly with decorative gravel featuring stepping stones and a feature circular pattern. The border beds, topped with slate chippings, planted with shrubs and flowering plants, provide the soft landscaping and create a space to relax or entertain. The garden is fenced on all sides with a gate to the street at the rear and there is a shed, which will be included in the sale. Overall, the garden is in a stunning condition.

Additional Items

Tenure: Freehold. Council Tax Band: B.

All fitted floor coverings, window blinds, kitchen items and the garden shed mentioned are 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 Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

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

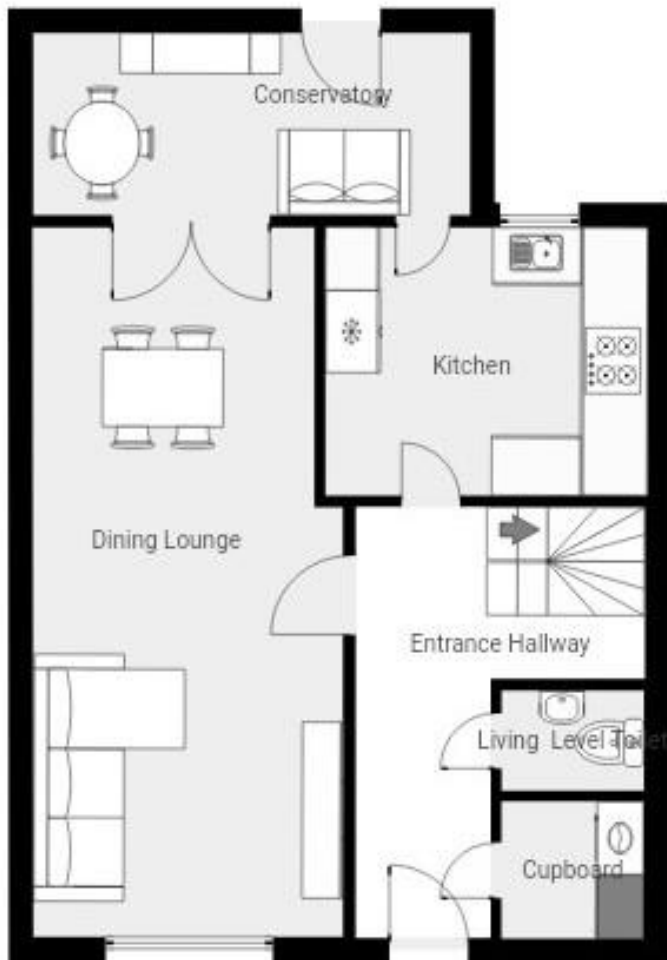
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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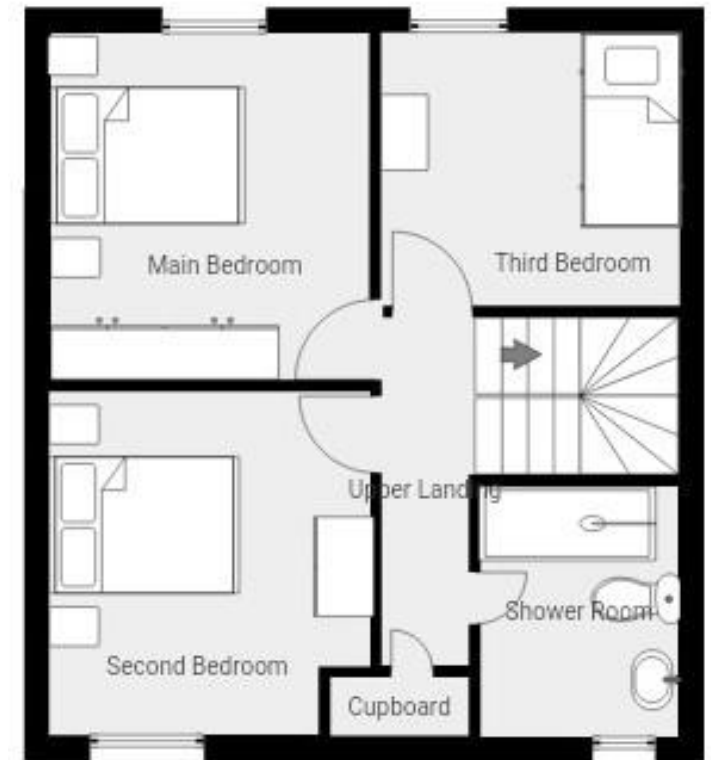


| Energy Efficiency Rating | | Current | Potential | Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | | (92-100) A | | | |
| (81-91) B | | | | (81-91) B | | 85 | |
| (69-80) C | | | | (69-80) C | 72 | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | | Scotland | | EU Directive 2002/91/EC | |



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