



**RE/MAX** PROPERTY



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**93, Nigel Rise, Dedridge, Livingston,  
West Lothian, EH54 6LU**

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This fantastic house is in an ideal locale being close to local amenities. Having been upgraded throughout, this property is a true credit to its current owners. An ideal home for investors, first time buyers, downsizers or family. Dedridge retains its community feel 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, with a vast array 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 pathway and areas with decorative gravel. There is unrestricted parking to the front of the property, as well as some storage space.

### **Entrance Hallway**

Entry to this inviting hallway is through a composite door featuring glass, plus an adjacent glazed panel, allowing lots of natural light to enter. The modern décor begins with neutrally painted walls and laminate flooring. Recessed ceiling downlights brighten the hall and a modern vertical radiator, a smoke detector and a power point complete this area.

### **Open Plan Dining Lounge 5.031m x 4.372m (16'06" x 14'04")**

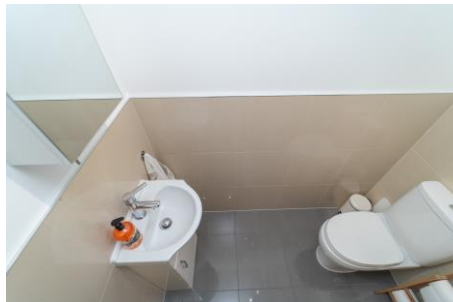
This superb room has been decorated with neutral tones to the walls and laminate to the floor. An abundance of natural light enters via the window, patio doors and glazed panels all to the rear of the property. This is further enhanced by a multitude of recessed ceiling downlights. A feature chimney, housing an electric stove creates a focal point to the room. Lots of storage is provided by a large double storage cupboard, which is equipped with plenty of rails and shelving, as well as its own lighting. A radiator, a smoke detector and power points are also provided.

### **Breakfasting Kitchen 3.288m x 3.234m (10'09" x 10'07")**

This spacious room has a several wall and floor units with wood-effect frontages, plus breakfast bar. The co-ordinating work surfaces contrast nicely with the tiled splashbacks. Decorated with neutrally painted walls and tile effect vinyl flooring. Equipped with an electric oven, a gas four-ring gas hob and a cooker hood, which will all be included in the sale. There is space for a large American-style fridge freezer and under counter space for a washing machine and dishwasher. The sink area features a mixer tap over a stainless-steel one and a half sink with drainer. Natural light enters from the window and the half-glazed door allowing access to the rear garden, with additional lighting from ceiling downlights, brightening the whole room. A radiator, a heat detector and power points are included.

### **Living Level Toilet 1.753m x 0.870m (05'09" x 02'10")**

An essential room for modern day living, this room has been finished with a modern décor. There is tiling to the floor, half-tiled walls and neutral paint to the top half of the walls. A window allows in natural light and ceiling lighting enhances this. A crisp white vanity sink is set within a storage cupboard, with an additional mirrored cupboard. The suite is finished with a white close coupled toilet.



### **Stairs and Landing**

The grey carpeted stairs lead to the upper landing, which is also carpeted in a grey tone, with neutrally finished walls, in keeping with the contemporary decor. There are recessed ceiling downlights, a window, an integrated storage cupboard and a smoke detector also provided.

### **Main Bedroom 3.418m x 3.125m (11'02" x 10'03")**

This bright room has neutral tones to the walls and a fully fitted carpet to the floor. A window to the rear of the property allows natural light in and recessed ceiling downlights enhance this. A radiator and power points are supplied.

### **Storage/Study Room 1.901m x 1.419m (06'02" x 04'07")**

An area with no windows, which is currently used as an office. Decorated with neutrally painted walls, neutral carpet to the floor. There are recessed ceiling downlights and power points.

### **Bathroom 1.902m x 1.877m (06'02" x 06'01")**

This delightful room is completely tiled to the walls and floor. The white suite comprises of a bath equipped with a chrome finished mains-supplied shower, a vanity sink, set within a storage unit, and a back to wall toilet. Light comes from the ceiling downlights as well as natural light through a window to the front of the property. The room is also fitted with a chrome towel ladder radiator, and an anti-fog fan.

### **Second Bedroom 3.420m x 1.996m (11'02" x 06'06")**

This splendid room has been finished with neutrally painted walls and a carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by ceiling downlights. A radiator and power points are also included.

### **Third Bedroom 3.420m x 3.114m (11'02" x 10'02")**

This wonderful room has been finished with painted walls and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by ceiling downlights. A radiator and power points are also provided.

### **Rear Garden**

The lovely garden has been designed to create an excellent space to relax or entertain, with low maintenance in mind. There is fencing on all sides, with a decked area, a grassed area and pathways, with flowering plants and fruit bushes in a five-metre planter. Also included is a mains water tap, external power points, and an LED light, as well as a shed which will be included in the sale.

### **Additional Items**

Tenure: Freehold. Council Tax Band: B. All fitted floor coverings, day and night window blinds, kitchen items and the garden shed mentioned are included in the sale. Recently fitted high-quality, double wool underfloor insulation on the ground floor. Most of the furniture items can be purchased through separate negotiation. 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.

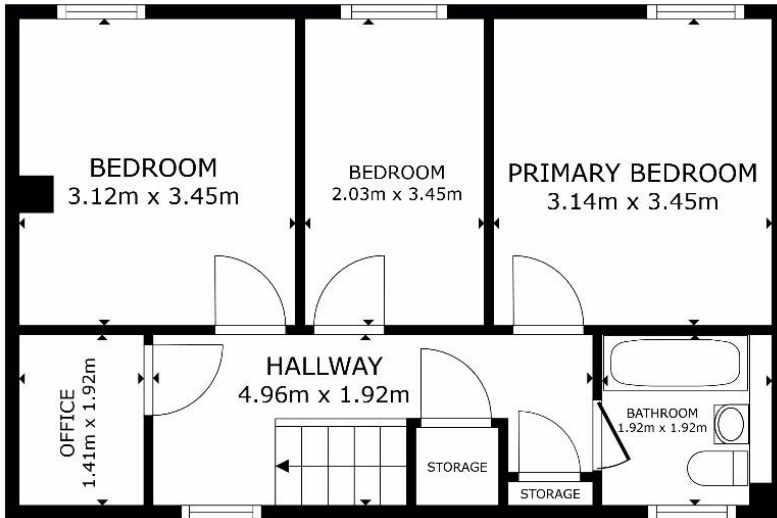
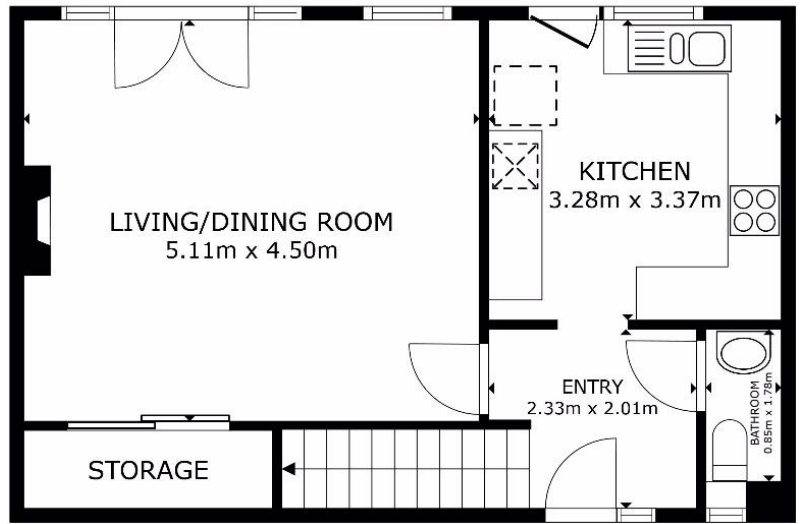
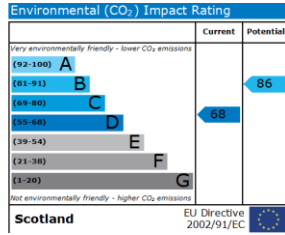
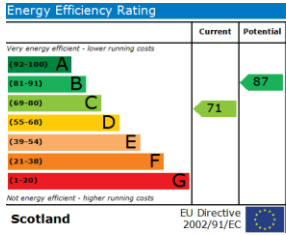
**VIEWING** Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

**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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