



**RE/MAX** PROPERTY



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**9 Cedric Rise, Dedridge, Livingston,  
West Lothian, EH54 6JR**

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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 and Garage**

A welcoming approach features a paved driveway finished with some decorative gravel and pavement with off-road parking. The insulated and waterproofed freestanding garage has an up-and-over door, power, and lighting.

#### **Entrance Hallway 1.410m x 1.728m (04'07" x 05'08")**

Entry to this inviting hallway is through a composite door featuring decorative glass, plus an adjacent glazed panel, allowing lots of natural light to enter. The modern décor begins with neutrally painted walls and grey wood effect laminate flooring. A ceiling light brightens the hall and a radiator, smoke detector and a power point complete this area. A built-in cupboard, with a window, off the entrance optimises storage space.

#### **Lounge/Dining Area 5.972m x 3.219m (19'07" x 10'06")**

This superb room has been decorated with one feature wall and neutral tones to the remaining walls, and grey laminate flooring. The room grants open access to the kitchen. The windows to both the rear and front of the property allow plenty of natural light into the room, being further enhanced by ceiling downlights, and controllable LED ceiling lighting creates subtle ambience. Two vertical tall radiators, power points and a smoke detector are also provided.

#### **Kitchen 3.791m x 2.972m (12'05" x 09'09")**

This stunning room has an abundance of wall and floor units, plus a few full-height units with grey gloss frontages. The co-ordinating grey work surfaces blend into the splashbacks. Decorated with neutrally painted walls and LVT flooring. Equipped with an eye level electric oven, microwave, an electric four-ring induction hob, an integrated dishwasher and fridge-freezer, which will all be included in the sale. There is under counter space for a washing machine. The composite sink features a spray mixer tap with a drainage slope in the work surface. Natural light enters from the rear windows and the half-glazed side door allowing access to the back garden, with additional lighting from ceiling downlights, brightening the whole room. A modern white vertical radiator, power points and a heat detector are included.



### **Stairs and Landing**

The grey carpeted stairs lead to the upper landing, which is also carpeted in a neutral tone, with neutrally finished walls, in keeping with the contemporary decor. There are downlights, a power point and a smoke detector.

### **Main Bedroom 2.628m x 5.306m (08'07" x 17'04")**

This bright room has a feature wall, as well as neutral tones to the remaining walls and wood effect laminate to the floor. There is a spacious wardrobe providing an abundance of hanging and shelving space. Two windows to the rear of the property allow for natural light and support the ceiling light. A radiator and power points are supplied.

### **Bathroom 1.424m x 3.007m (04'08" x 09'10")**

This delightful room is painted grey to the walls, with tiled splashbacks and it is equipped with wood effect laminate to the floor. The white suite comprises of a bath equipped with a chrome finished mains-supplied shower, as well as a pedestal handwash basin and close-coupled lavatory. 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 finished radiator.

### **Bedroom Two 3.315m x 3.205m (10'10" x 10'06")**

This splendid room has been finished with pink painted walls, as well as one feature wall, and wood effect laminate to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points are also provided.

### **Rear Garden**

The mature garden has been designed to create an excellent space to relax or entertain. There is fencing on all sides with a gate providing access to the street to the rear of the property. A decked area contrasts with a paved section, which covers the majority of the space, while a nice shed (included in the sale) in the rear corner all contribute to this low maintenance garden.

### **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.

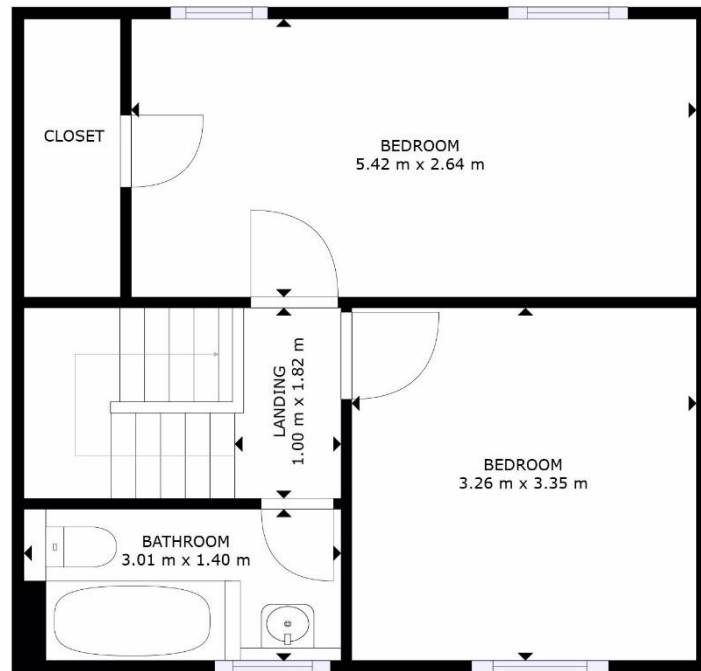
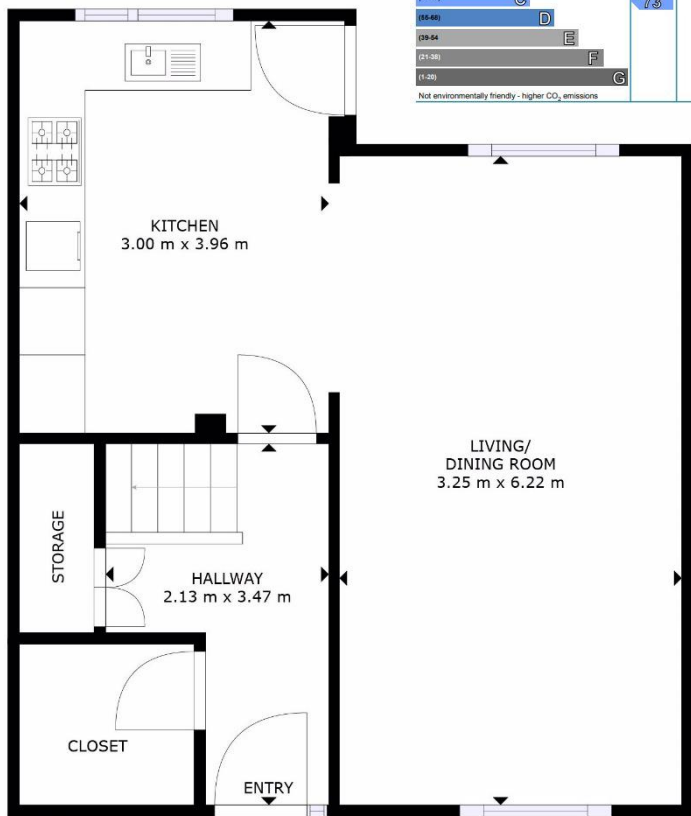
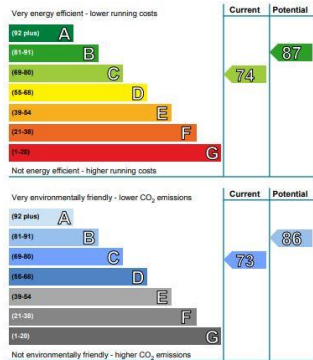
### **INTEREST**

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









These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



**Sharon Campbell**  
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**[www.remax-livingston.net](http://www.remax-livingston.net)**