

DEDRIDGE, LIVINGSTON, WEST LOTHIAN, EH54 6JW



PERFECT FIRST TIME BUYER OR FAMILY HOME WITH  
GENEROUS REAR GARDEN IN CENTRAL LOCATION



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

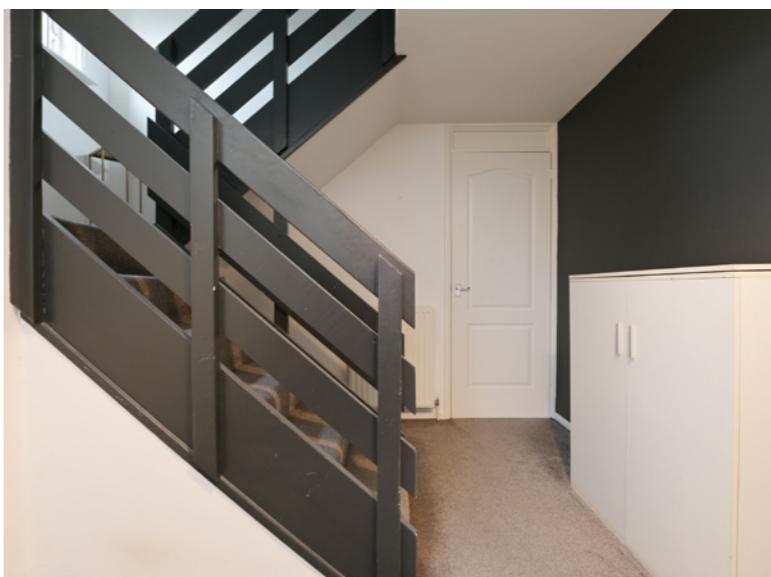




2



3



McEwan Fraser Legal is delighted to present 67 Mowbray Rise to the market. This well-presented three-bedroom terraced home offers well-proportioned accommodation arranged over two levels, with a layout that works naturally for modern living and a finish that allows a purchaser to move straight in and then put their own stamp on it.

The entrance opens into a welcoming hallway that provides access through to the main living space and onward flow into the rest of the home. The living room is a comfortable and well-sized space, benefiting from excellent natural light and a layout that easily accommodates a full seating arrangement along with media furniture. Glazed doors and large windows draw in light and create a strong visual connection to the garden, giving the room a relaxed and open feel.





6

7



To the rear, the kitchen has been finished in a contemporary style with clean-lined cabinetry, contrasting worktops and tiled splashbacks. The layout provides good worktop and storage provision while remaining practical for everyday use, with space for appliances and a clear outlook to the garden that keeps the room feeling bright and functional.



8



9



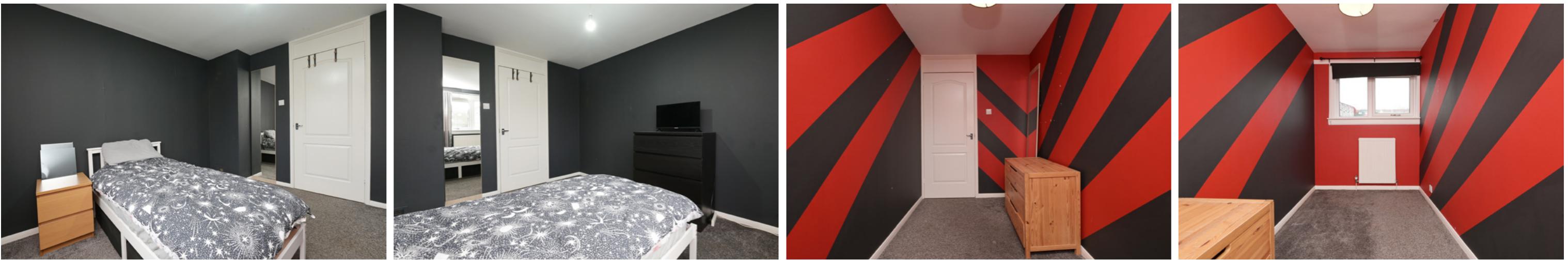
Upstairs, the accommodation continues with three well-proportioned bedrooms. The principal bedroom offers a generous footprint with space for freestanding furniture, while the remaining two bedrooms are both well-sized and versatile, lending themselves comfortably to use as bedrooms, a home office or guest space depending on individual needs. All rooms are presented in a neutral style, allowing buyers to personalise without immediate work.

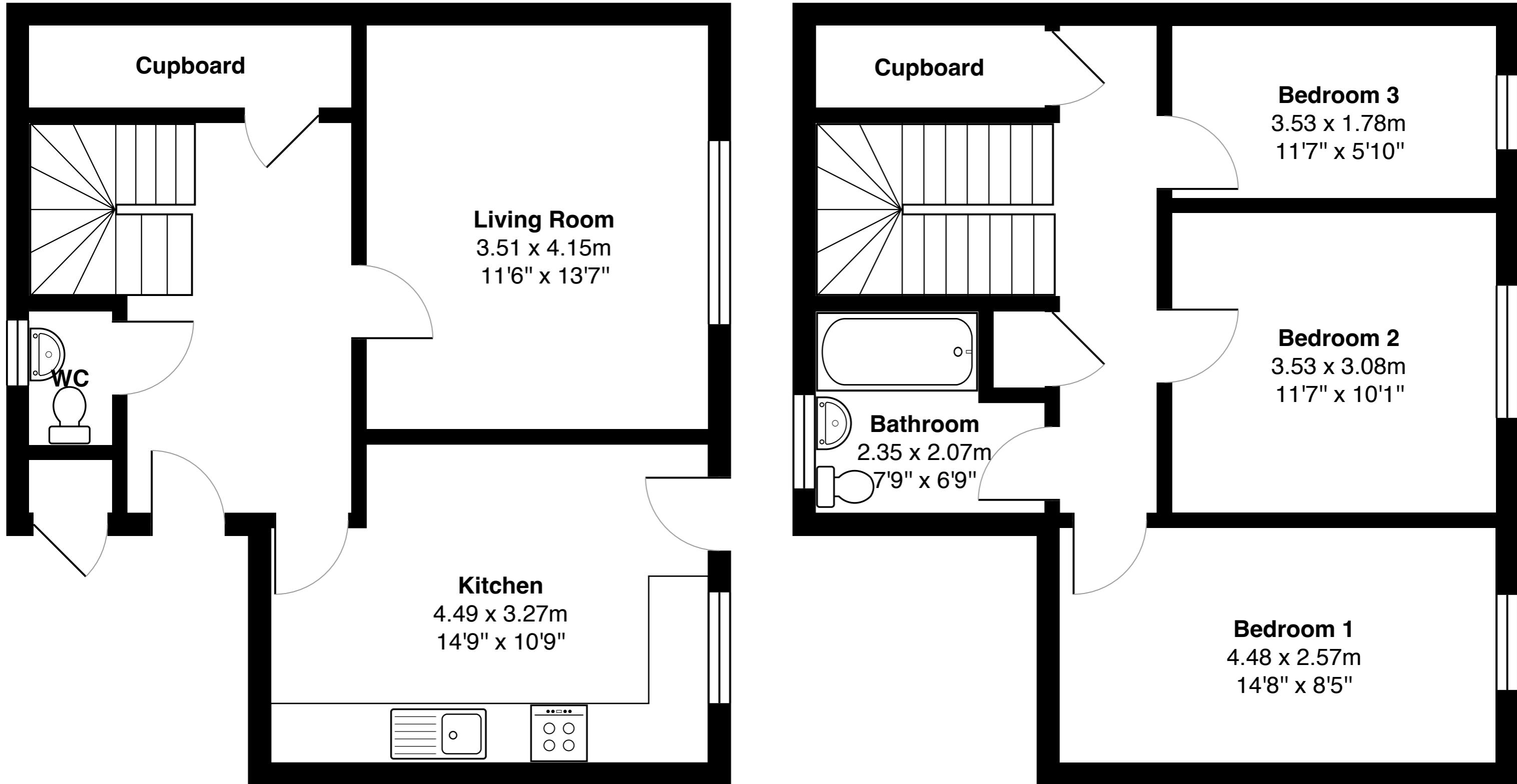
The family bathroom is fitted with a modern white suite and includes a bath with shower over, finished with contemporary tiling and a clean, bright feel. A separate cloakroom adds further everyday practicality and completes the internal accommodation.



10

11





Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup>  
EPC Rating: C



14



15



Externally, the property benefits from a private rear garden that provides a manageable outdoor space for seating, entertaining or general enjoyment, with a pleasant outlook and a good degree of privacy for a terraced home.

This is a well-balanced property that offers comfortable living space, flexible accommodation and a practical layout, making it an excellent option for first-time buyers, young families or anyone seeking a well-maintained home in a convenient setting.



A central point of Livingston, the property is ideally positioned within a well-established residential area, offering excellent access to a wide range of local amenities. A selection of well-regarded nursery, primary and secondary schools are located within walking distance, making this a particularly practical location for families. Everyday shopping needs are easily catered for with local convenience stores within walking distance, while Livingston Centre and The Designer Outlet are close by, providing an extensive range of supermarkets, retail outlets, cafés and restaurants.

Healthcare provision is also conveniently close, with local GP surgeries, dental practices and pharmacies readily accessible, along with St John's Hospital a short distance away. The area is well served by public transport links, with regular bus services and nearby rail stations offering connections across West Lothian and into Edinburgh and Glasgow. Road links are equally strong, with quick access to the M8 and M9 motorway networks, making this a popular location for commuters seeking convenience without sacrificing a settled residential setting.

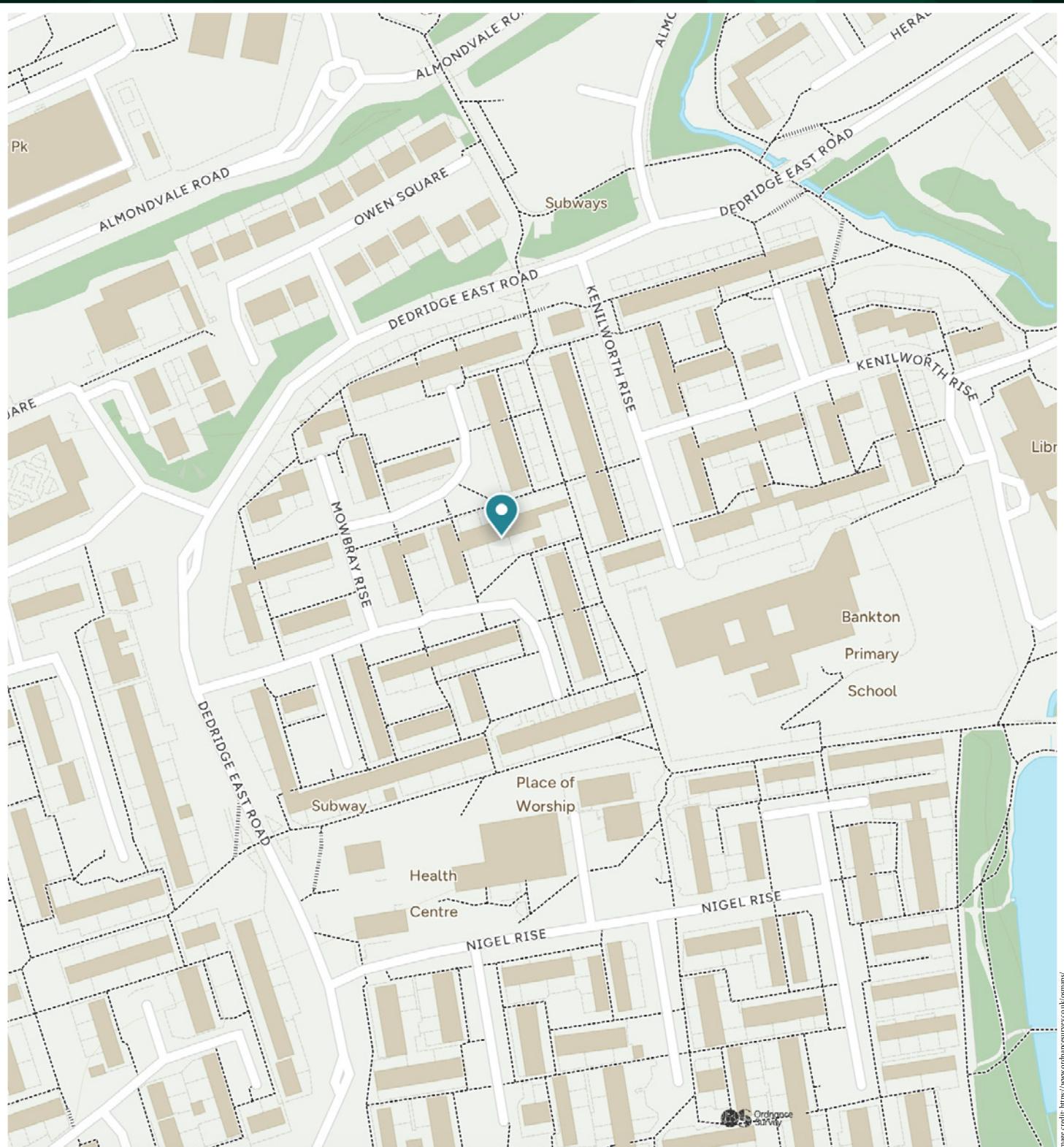


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**EMMA LYNCH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.