

# 25 Palmer Rise

LIVINGSTON, WEST LOTHIAN, EH54 6NP



*CONVENIENTLY POSITIONED, 3 BED LINKED  
SEMI DETACHED HOUSE WITH GENEROUS  
FRONT AND REAR GARDEN*



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McEwan Fraser Legal is delighted to present 25 Palmer Rise to the market, a linked three-bedroom semi-detached home, set within a quiet cul-de-sac.

The front door opens into a welcoming entrance hall finished with patterned feature wallpaper and crisp white woodwork, setting a smart first impression and offering useful space for coats and shoes. From here, the main living room sits to the front of the property, a bright and comfortable space with a large picture window allowing plenty of natural light to fill the room. The décor is kept calm and neutral, complemented by warm wood-effect flooring, creating a versatile setting that works equally well for everyday living or relaxing in the evening.





To the rear, the dining area provides a natural link between the living accommodation and the kitchen. This space comfortably accommodates a family dining table and benefits from a pleasant outlook to the garden, making it ideal for both daily use and entertaining. The kitchen is fitted with a range of light wood-effect units paired with dark worktops and tiled flooring, offering good storage and generous worktop space. The overall finish is practical and neutral, with room for appliances and space to dine casually, while a rear door provides direct access out to the garden.





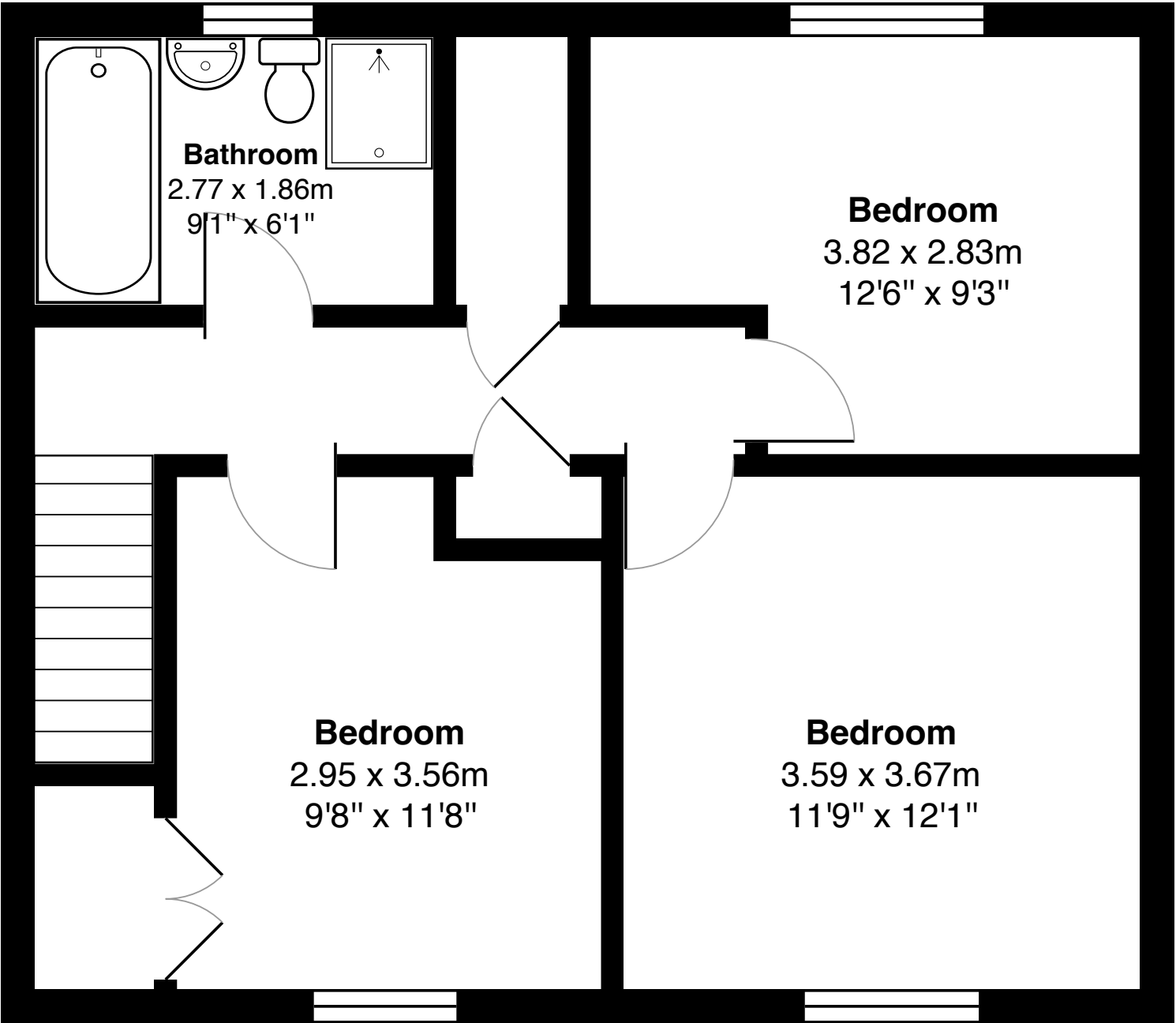
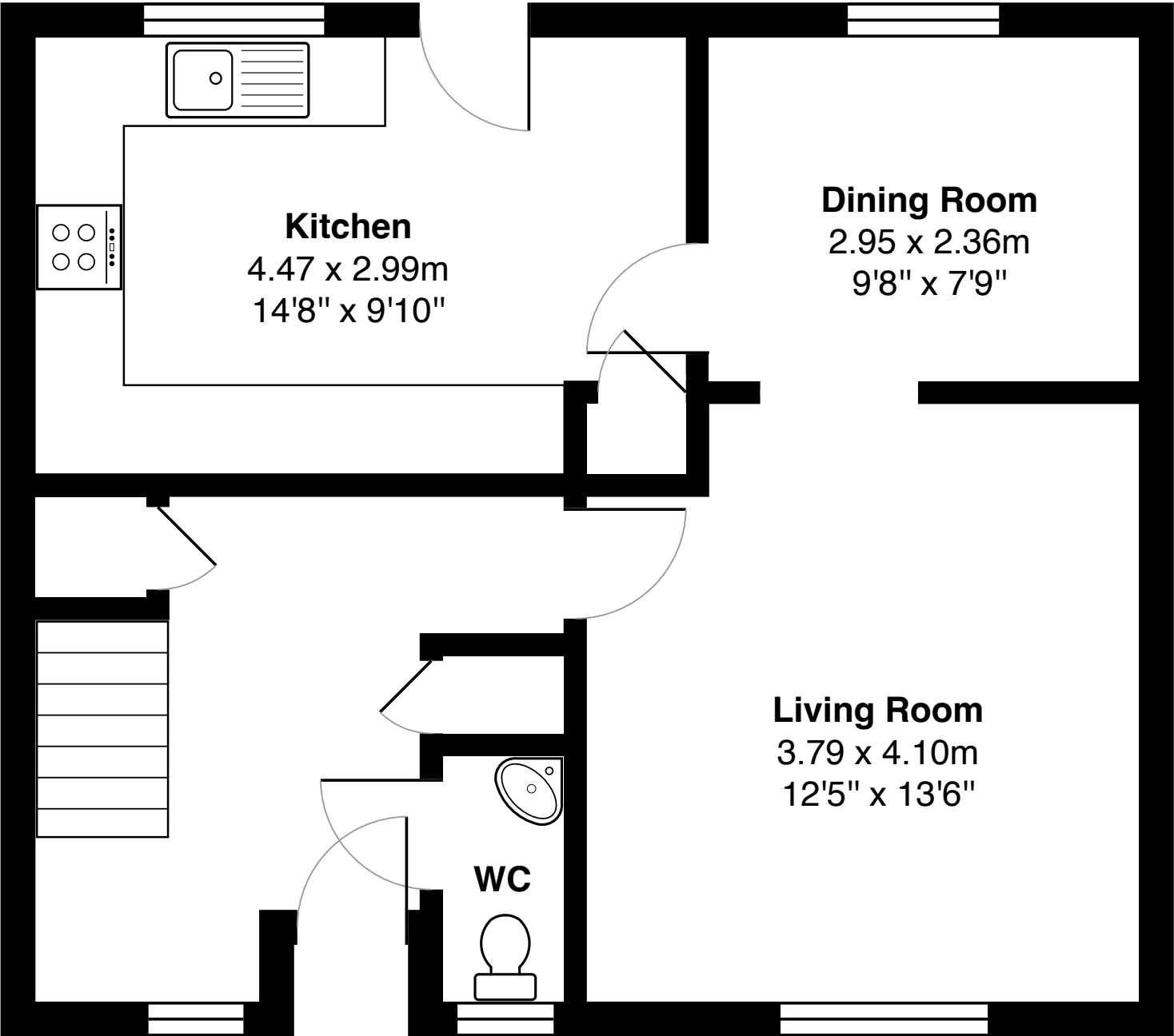
Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is a generous double, finished in soft, light tones and featuring fitted wardrobes that maximise floor space while providing excellent storage. The second double bedroom, also positioned to the rear, enjoys a peaceful outlook and is similarly well presented, making it suitable as a main bedroom, guest room or home office if required. The third bedroom is a comfortable single, currently set up for a child, but equally well suited to use as a study or nursery, with a bright, neutral finish throughout.

The family bathroom is fitted with a modern white suite and fully tiled walls, incorporating a bath with overhead shower, wash-hand basin and WC, completing the accommodation on the upper level.









Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>  
EPC Rating: C





Externally, the property benefits from private garden ground to the rear, enclosed and designed for low maintenance, providing a secure outdoor space for children, pets or outdoor seating. To the front, the home sits neatly within the cul-de-sac, offering a quiet setting with a sense of privacy while remaining convenient for day-to-day living.

Overall, this is a well-proportioned, practical family home with neutral décor throughout, offering flexibility for a range of buyers and the opportunity to move straight in while adding personal touches over time.





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.



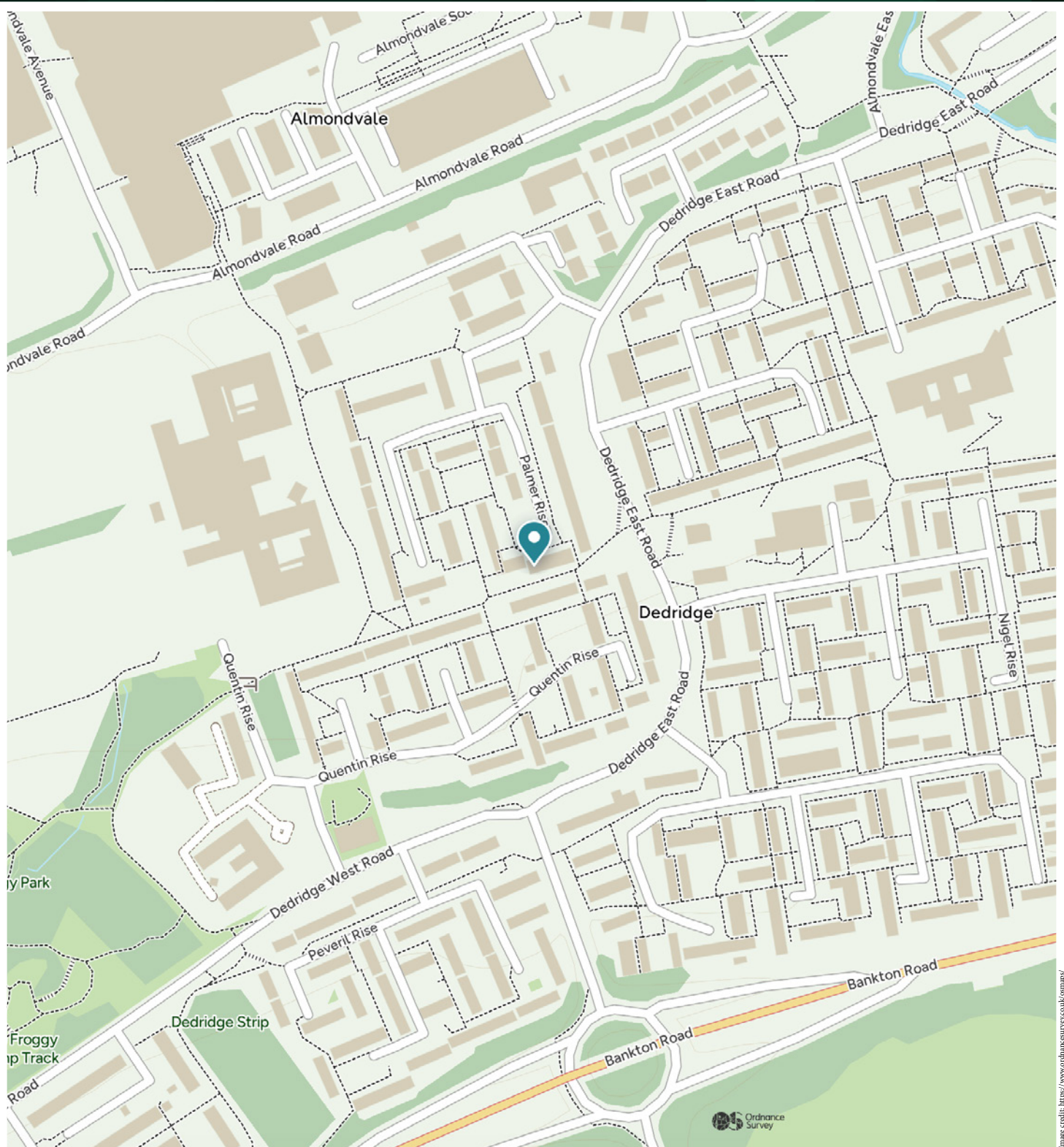


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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