



50 Peveril Rise
Dedridge Livingston
EH54 6NU
Offers Over £158,000

Caesar & Howie
Solicitors & Estate Agents



50 Peveril Rise

Livingston EH54 6NU

Superbly presented mid terraced villa in highly sought after locale. Thoroughly modernised internally/externally over recent years and well presented throughout. Feature luxury fully integrated kitchen/breakfast, excellent double bedrooms, modern shower room and upgraded heating (2021). Will make a superb 1st/2nd buy or for downsizing. Ideally placed for schools, amenities, town centre, shops etc. Early viewing a must to avoid disappointment.

- **Entrance hall/storage/utility cupboard**
- **Bright and spacious lounge/dining**
- **Luxury fitted kitchen/breakfast**
- **Two spacious double bedrooms**
- **Walk-in store**
- **Modern well appointed shower room**
- **GCH (2021)**
- **Full double glazing**
- **Attractive enclosed gardens**
- **External refurb/thermal clad**
- **Re-tiled roof**
- **Non allocated parking adjacent**
- **Council Tax Band B**



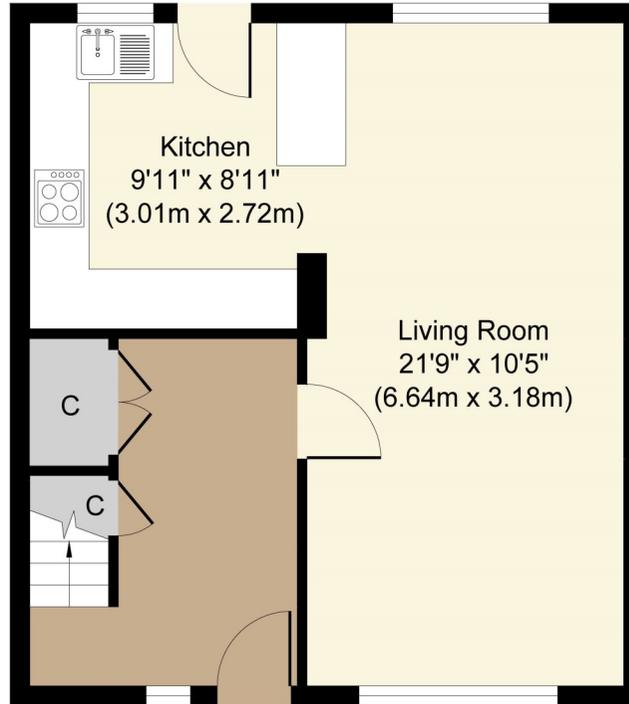
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

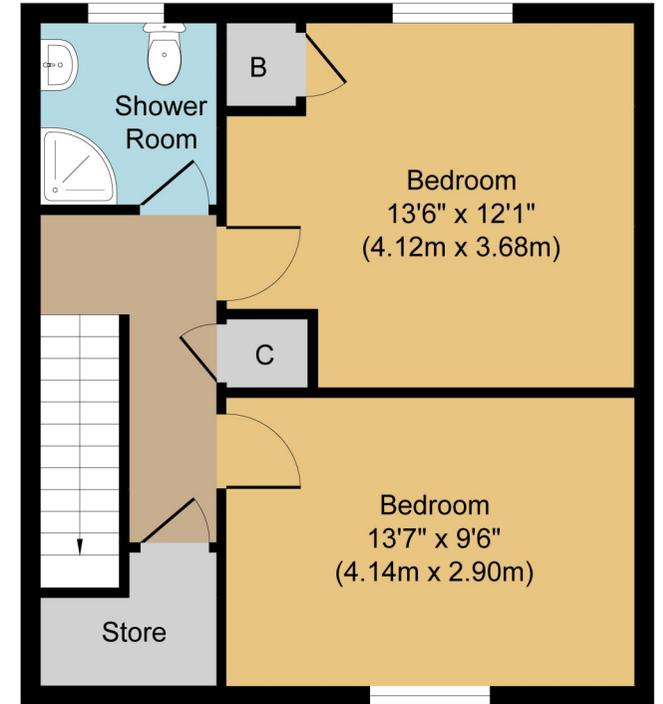


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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