



80 Staunton Rise

Livingston EH54 6PD

Offers Over £189,995

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 80 Staunton Rise

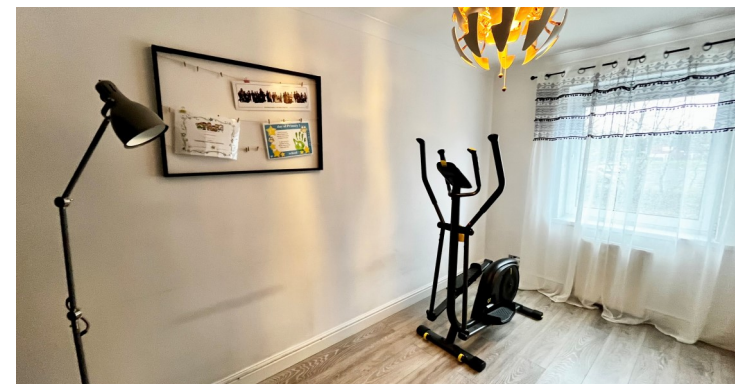
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An excellent home which will suit a variety of buyers is offered from this immaculately presented three bedroom end terrace villa. The property is set within a well established residential location and boasts fantastic open plan family living, a downstairs W.C., modern shower room, generous gardens and ample off street parking. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position.

- Entrance vestibule
- Spacious lounge
- Kitchen/dining room
- Three bedrooms
- Shower room & W.C.
- Gardens & parking
- GCH & DG
- Council Tax Band: B
- Energy Efficiency Rating: band C

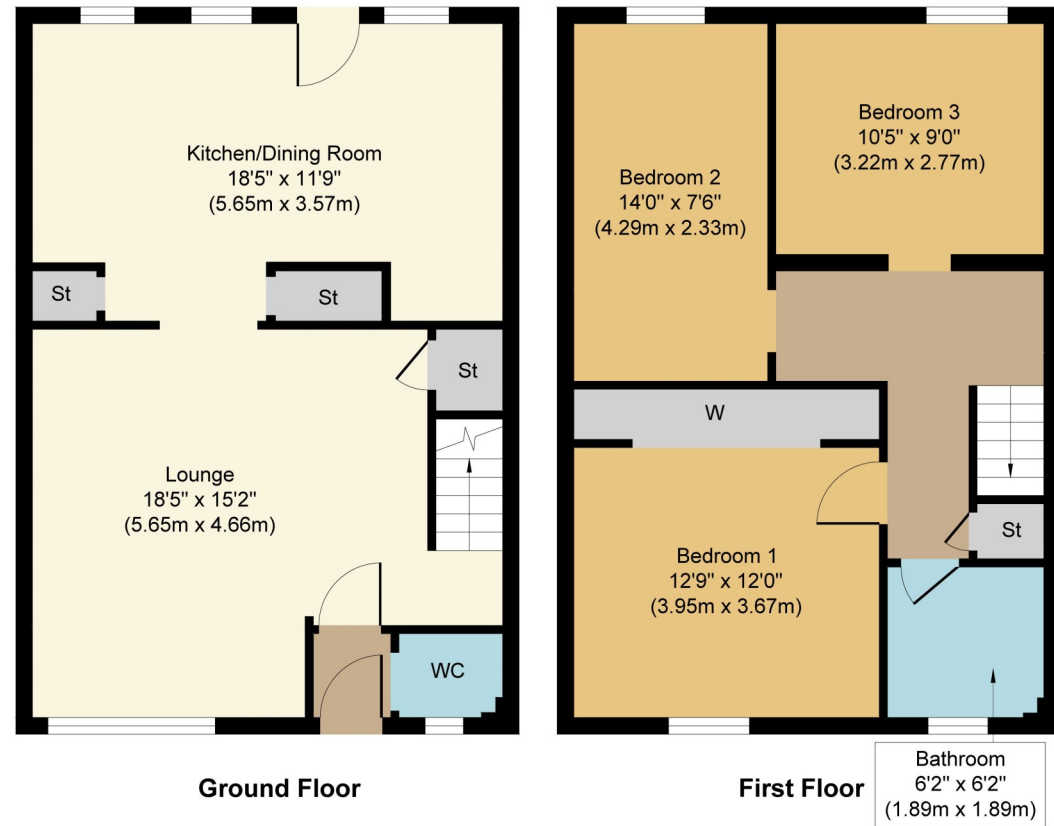


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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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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