

218 Norman Rise, Livingston

Offers Over £160,000



218 Norman Rise

Livingston

Welcome to Norman Rise, Livingston, a beautifully presented two-bedroom mid-terraced home offering generous living space, modern finishes, and a private west-facing garden. Move-in ready and perfectly suited for first-time buyers, downsizers, or small families, this property combines comfort, space, and convenience in one of Livingston's most sought-after residential areas.

As you enter the home, you are greeted by a bright and welcoming hallway, complete with one large storage cupboard to the right-hand side, ideal for coats, shoes, and everyday essentials. To the left, you'll find the spacious lounge, a wonderfully bright room with dual-aspect windows that flood the space with natural light. This generous lounge can comfortably accommodate two large sofas with additional room for a small dining setup if desired. A character mantelpiece adds charm, and built-in shelving provides handy storage, making this the perfect setting for both relaxing and entertaining.

To the rear of the property lies the kitchen and dining area, offering a functional and inviting space for family life. The kitchen is fitted with white-gloss cabinetry, grey-style worktops, and chrome accents, complemented by splashback wet-wall panelling for easy maintenance. It includes a freestanding four-point gas cooker, space for a washing machine or dishwasher, and room for a freestanding fridge-freezer. There's also dining space for four people, ideal for mealtimes or casual gatherings. From here, a rear door leads directly to the west-facing garden, which enjoys sunshine throughout the afternoon and evening, a true sun trap.



Upstairs, the bright landing introduces the home's two generous bedrooms and family bathroom. The principal bedroom can comfortably accommodate a super king-size bed, along with bedside cabinets, a chest of drawers, and features a double fitted wardrobe providing excellent storage. The second bedroom is equally spacious and can also host a super king-size bed, though it would best suit a king-size bed to allow for additional storage or furniture. Both rooms enjoy large windows and a bright, airy feel.

The family bathroom, located toward the end of the hallway, features a modern three-piece suite comprising a bathtub with overhead shower, glass screen, chrome-fitted towel rail, and full tiling throughout offering both functionality and style. The upstairs hallway also includes a linen cupboard, housing the boiler and providing extra storage for towels and bedding.

Externally, the home benefits from communal parking to the front and a private west-facing garden to the rear. This outdoor space includes a garden shed, low-maintenance layout, and a tree-lined backdrop, ensuring privacy with no overlooking neighbours.

Norman Rise enjoys a superb Livingston location, within catchment for Bankton Primary School and The James Young High School. You're just a short walk from ScotMid, ASDA, and The Centre, Livingston, which offers a fantastic range of shops, cafés, and restaurants. Healthcare facilities such as Derrick Health Centre and local dental practices are also nearby, while excellent transport connections are available via Livingston South Train Station and the M8 motorway, providing easy travel to both Edinburgh and Glasgow.

With its spacious rooms, sun-soaked garden, and move in-ready condition, Norman Rise offers the perfect blend of comfort, practicality, and location, an ideal home ready to be enjoyed from day one.

Council Tax band: A

Tenure: Freehold

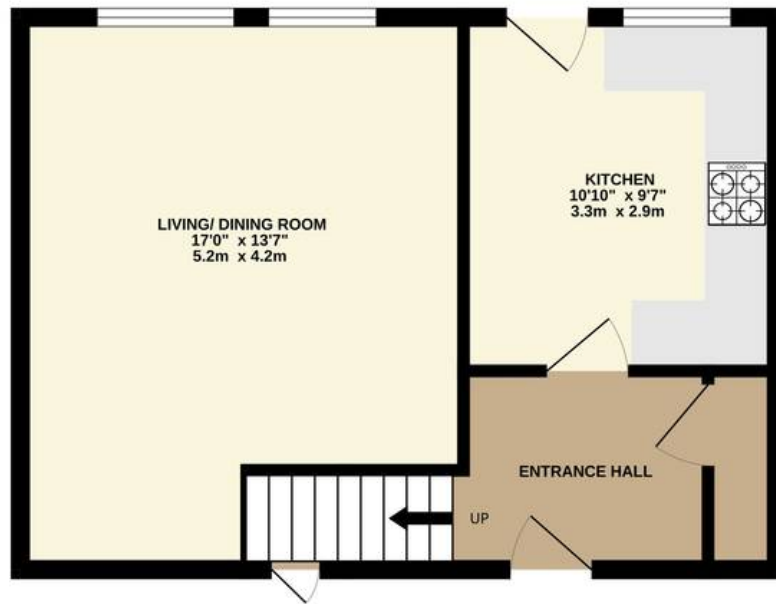
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

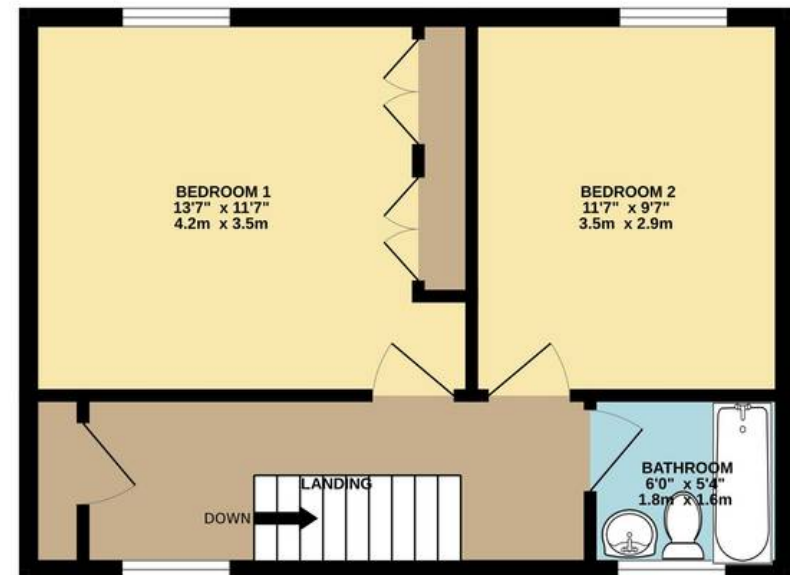




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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