





This outstanding end terrace home is situated in the highly sought after Dedridge area, making it an ideal choice for families. Located on Norman Rise, this spacious property features 4 double bedrooms and a low maintenance rear garden, catering to a variety of needs. Lorna MacDonald and RE/MAX Property are delighted to bring this superb home to the market, which has been finished to a high standard throughout.

Dedridge is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, gyms and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Approach

The front of this property offers a warm and inviting welcome, featuring a charming sandstone-paved path that leads gracefully to the steps and front door. Flanked by a neatly maintained lawn on one side and an area adorned with decorative stones on the other, the entrance is both stylish and inviting. Enclosed by fencing for added privacy, the space is completed with a gated entrance for secure and convenient access.

Entrance Hallway

Entrance to the property is through a upvc part glazed front door which opens into a hall with neutrally painted walls and luxury Karndean flooring. There are two integrated cupboards, providing ample storage space. There are downlights, a smoke detector, a radiator and a power point to complete this area.

Living Level Toilet

5' 7" x 2' 11" (1.69m x 0.88m)

An essential room for modern day living, which has been decorated with mainly neutral tiled walls, a feature green tiled wall and wood effect LVT flooring. The suite comprises of a wall hung toilet and a wall hung vanity sink. There are downlights, a window to the front and a radiator to finish off the room.

Lounge Diner

24' 7" x 10' 6" (7.49m x 3.20m)

This inviting room is elegantly decorated luxury Karndean herringbone flooring and grey painted walls. An illuminated media wall in the lounge creates a central focal point. A large front facing window and rear french doors flood the space with natural light, complemented by two ceiling lights for additional brightness. Two radiators, a smoke detector and multiple power points are also provided.

Breakfasting Kitchen

14' 5" x 9' 2" (4.39m x 2.80m)

The kitchen, truly the heart of the home, is immaculately finished with a high end luxury kitchen, with a range of wall and floor mounted units featuring stylish anthracite and wood effect frontages. Sleek white work surfaces and a matching anthracite splashback beautifully complement the white painted walls and LVT flooring, creating a modern yet inviting space. The well equipped kitchen includes an eye-level oven and microwave, a four ring induction hob, a built in extractor hood, an integrated fridge freezer, dishwasher and washing machine, all included in the sale. The sink area features an under mounted black sink with draining grooves and a mixer tap for added convenience. A window and a half glazed upvc door to the rear allow natural light into the space. Two flush ceiling lights, along with over and under unit lighting, enhance the bright and functional workspace. Additional features include multiple power points, a heat detector, and a radiator.

Stairs and Landing

This bright and airy space is elegantly finished with soft carpeting on the stairs and landing, complemented by neutral painted walls for a timeless look. A built-in cupboard provides generous storage, while thoughtfully placed downlights enhance the ambiance. The area is also equipped with a smoke detector, radiator, and an attic hatch, offering easy access to additional storage.





Primary Bedroom

9' 10" x 17' 6" (2.99m x 5.33m)

This spacious bedroom is beautifully finished with white painted walls, a feature blue panelled wall, and carpet to the floor. A rear facing window lets in plenty of natural light, further enhanced by a ceiling light. The room offers ample storage with a large wardrobe featuring both hanging and shelving space. A radiator and multiple power points complete the room.

Bedroom Two

13' 5" x 10' 2" (4.09m x 3.11m)

A wonderful double bedroom which is finished with dusk pink painted walls and LVT to the floor. A window to the rear allows in natural light and is complemented by a ceiling light. A radiator and power points complete the room.

Bedroom Three

10' 11" x 10' 2" (3.33m x 3.11m)

This delightful third double bedroom is finished with green painted walls and LVT flooring. The front facing window fills the room with natural light, further brightened by a ceiling light. A radiator and power points add to the room's comfort and functionality.

Bedroom Four

7' 8" x 10' 1" (2.33m x 3.08m)

The final bedroom, a lovely space located at the rear of the house, is finished with calming light blue painted walls, a papered wall, and LVT flooring. A window allows natural light to fill the room, while a ceiling light, radiator, and power points complete the space.

Family Bathroom

9' 4" x 4' 7" (2.85m x 1.39m)

This stylish, contemporary bathroom is beautifully finished with sleek grey tiled walls and coordinating tiled flooring. The elegant suite includes a bath with an overhead mains shower, a modern wall hung toilet, and a chic wall hung vanity sink. A front facing window allows natural light to fill the space, enhanced by recessed downlights and subtle LED lighting for a bright, inviting atmosphere. Completing the design, a grey towel radiator and an illuminated mirror.

Rear Garden

This low maintenance garden offers a private and tranquil retreat, perfect for relaxation and outdoor enjoyment. Fully enclosed by fencing for added privacy, it features elegant sandstone paving, creating a stylish and versatile space. Whether you're entertaining guests or unwinding in the fresh air, this thoughtfully designed outdoor area is both practical and inviting. A rear access gate adds convenience to this charming setting.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 52.5 sq.m. FLOOR 2 69.7 sq.m.
TOTAL: 122.2 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 52.5 sq.m. FLOOR 2 69.7 sq.m.
TOTAL: 122.2 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.