

This modern and spacious terraced house in Kenilworth Rise is in immaculate, walk-in condition, making it a fantastic home. Perfect for couples and first time buyers, this property offers comfort and versatility. Lorna MacDonald and RE/MAX Property are delighted to present this stunning two double bedroom home to the market.

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.

#### **Entrance Hallway**

The inviting hallway is accessed through a partially glazed wooden door, allowing natural light in. The modern design begins with light grey painted walls, and herringbone laminate flooring. A large cupboard offers ample storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and conveniently placed power points.

#### **Lounge**

11' 7" x 13' 9" (3.52m x 4.20m)

This stunning room features light grey painted walls, a feature papered wall and plush carpeted flooring, creating a bright and inviting atmosphere. A large window at the rear allows natural light to pour in, complemented by a ceiling light for added illumination. A radiator and power points complete the room.

#### **Living Level Toilet**

2' 6" x 4' 6" (0.77m x 1.37m)

An essential room for modern day living, which has been decorated with grey walls and herringbone laminate flooring. The suite comprises of a close coupled toilet and a pedestal sink. Downlights and an extractor fan complete the room.



### Breakfasting Kitchen

14' 8" x 8' 6" (4.46m x 2.59m)

This thoughtfully designed space boasts a stylish array of wall and floor-mounted units with sleek grey frontages, beautifully complemented by wood effect work surfaces and a crisp white tile-effect splashback. Light grey painted walls and grey tile effect vinyl flooring create a modern, cohesive aesthetic. The kitchen is fully equipped with an under-counter oven, a four-ring gas hob, an integrated extractor hood, and an integrated dishwasher, ensuring both convenience and functionality. There is also dedicated space for an under-counter washing machine and a tall fridge freezer. Natural light streams in through the rear window and part-glazed upvc door, enhancing the bright and airy feel. Additional illumination comes from downlights and under-unit lighting. The stainless steel sink area features a drainer and mixer tap, while a radiator and multiple power points add to the room's practicality.

### Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by light grey painted walls. Two windows to the front allow natural light into the area. This area offers a great shelved storage cupboard. Thoughtful finishing touches include two ceiling lights, a smoke detector, and an attic hatch providing easy access to additional storage space.

### Bathroom

5' 7" x 6' 9" (1.69m x 2.05m)

The bathroom is designed for functionality, featuring cream tile flooring and cream tiled walls. A front facing window fills the space with natural light, further enhanced by downlights for added brightness. The suite includes a bathtub with an electric shower overhead, a close coupled toilet, and a pedestal sink. A radiator and extractor fan complete the space.







### **Primary Bedroom**

11' 7" x 12' 7" (3.52m x 3.83m)

This charming room boasts light grey painted walls, beautifully complemented by soft carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A radiator and power points finish the room.

### **Bedroom Two**

11' 6" x 9' 10" (3.50m x 2.99m)

This lovely second double bedroom is finished with dark grey walls and carpeted flooring, creating a modern ambience. A rear facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. A built in cupboard provides generous storage space. The room is equipped with power points and a radiator.

### **Rear Garden**

This beautifully designed, low-maintenance rear garden features a paved area alongside an artificial lawn, elegantly finished with decorative stones. Fully enclosed by fencing for privacy, it offers a peaceful and inviting outdoor retreat. A gated rear access adds convenience, while the included garden shed, equipped with power, provides additional storage. With its desirable west-facing aspect, this space is perfect for relaxing, entertaining guests, or enjoying al fresco dining in a serene setting.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are 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 Livingston 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**

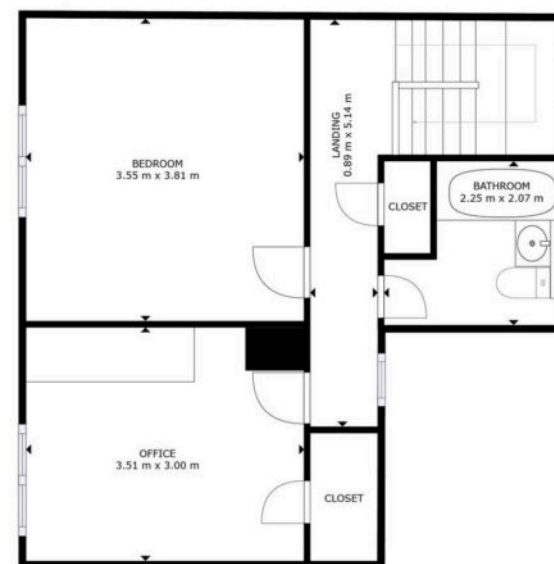
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 39 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
TOTAL: 78 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 39 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
TOTAL: 78 m<sup>2</sup>  
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.