



RE/MAX Property



235 Norman Rise, Livingston, EH54 6NW



Presented in true walk in condition, this modern and generously proportioned terraced house in Norman Rise makes a superb home. Designed with both comfort and versatility in mind, it is perfectly suited to families and first time buyers alike. Lorna MacDonald and RE/MAX Property are delighted to present this attractive three 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.

Front Approach

The property is introduced by a welcoming frontage, enclosed by a fence, is designed for easy upkeep, finished with decorative stonework and a step leading to the front door. Convenient parking is located at the front, adding to the home's practicality.

Entrance Hallway

The inviting hallway is accessed through a partially glazed upvc door, allowing natural light to flow in. The modern design begins with half grey painted and half papered walls, and tiled flooring. Two cupboards offer ample storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power point.

Lounge Diner

6.895m x 3.187m

This spacious room features grey papered walls and tile flooring, creating a bright and inviting atmosphere. A large window to the front and french doors to the rear allow natural light to pour in, complemented by two ceiling lights for added illumination. With ample space for both lounge and dining areas, the room offers versatility and comfort. Two radiators provide warmth, while multiple power points and a smoke detector ensure practicality and convenience.

Kitchen

3.719m x 2.972m

This well designed modern space features an array of stylish wall and floor mounted units with white frontages, beautifully complemented by sleek black work surfaces and a matching splashback. The white metro tiled walls and black flooring create a modern, cohesive aesthetic. Included in the sale are an eye level oven and grill, a five ring gas hob, a black extractor hood, an integrated dishwasher, tall fridge and freezer, and washing machine, offering both convenience and functionality. Natural light flows in through the rear window and half glazed upvc door, enhancing the bright and airy feel, while downlights and under unit lights provide additional illumination. The stainless steel sink area features a drainer and mixer tap, with a heat detector, power points and a radiator ensuring practicality throughout.

Living Level Toilet

0.889m x 1.756m

An essential room for modern day living, which has been decorated with grey painted walls and grey tile effect flooring. The suite comprises of a close coupled toilet and a wall hung sink. A window to the front allows natural light into the space. There is a ceiling light to finish off the room.

Stairs and Landing

The décor flows seamlessly, with wooden stairs and landing beautifully complemented by continued grey painted and papered walls. Thoughtful finishing touches include a ceiling light, a smoke detector, and an attic hatch.

Primary Bedroom

3.595m x 2.663m to wardrobe

This charming room boasts a white painted wall and two papered walls, beautifully complemented by carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A large built in wardrobe provides hanging and shelving storage space, while a radiator ensures warmth and multiple power points add practicality.

Bedroom Two

3.227m x 3.254m

This lovely room is beautifully finished with white painted walls, a grey papered wall, and carpet flooring, creating a modern ambiance. A front facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator.

Bedroom Three

2.647m x 2.999m

This well appointed third bedroom features white painted walls and carpeted flooring, creating a comfortable and modern ambiance. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

2.310m x 2.944m

The bathroom is designed for functionality, featuring grey tile effect vinyl flooring with grey tiled walls. A front facing window fills the space with natural light, further enhanced by downlights for added brightness. The four piece suite includes a bathtub, a large shower cubicle with a mains waterfall shower overhead with additional hand held shower, a close coupled toilet, and a pedestal sink. A chrome towel radiator ensures warmth and comfort, completing the space.

Rear Garden

This wonderfully designed rear garden combines practicality with charm, featuring decorative stone finishes and a wooden decking area ideal for outdoor living. Fully enclosed by fencing for privacy and complete with gated rear access, it offers the perfect setting to relax, entertain friends, or enjoy al fresco dining.

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

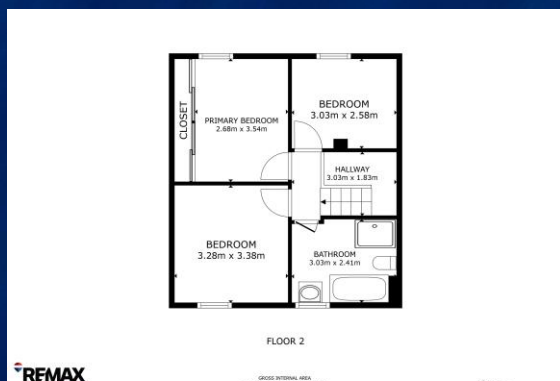
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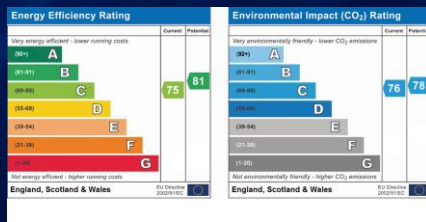


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