



226 Raeburn Rigg, Deans, Livingston, EH54 8PL

RE/MAX Property

****A Beautifully Presented Terraced Family Home****

This delightful house has been in sole ownership for over 20 years. A great location for access to Livingston North Railway Station, this popular street, Raeburn Rigg, Livingston, EH54 8PL offers an excellent opportunity for a variety of buyers. Whether you are a family, a first-time buyer, an investor, or looking to downsize, this home is well-suited to your needs. Sharon Campbell and REMAX Property are delighted to present this three-bedroom terraced home to the market. Comprising:

- **Entrance Hallway**
- **Dining Lounge**
- **Kitchen**
- **Living Level Toilet**
- **3 Double Bedrooms**
- **Shower Room**
- **Great Storage**
- **Front and Rear Gardens**

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.





Front Garden

The property is set behind a neat front garden laid mainly to lawn, bordered by low fencing. A paved pathway leads up to the entrance, complemented by a few planted areas and space for decorative pots. Steps with handrails provide easy access to the front door, which is sheltered by a canopy. The overall approach offers a tidy and welcoming first impression to the home.

Entrance Hallway

You are welcomed into this lovely house featuring neutral décor throughout. The neutrally painted walls and laminate flooring create a bright first impression. Benefitting from a large under-stair cupboard offering excellent storage, along with a second storage cupboard. A smoke detector, a ceiling light fitting and a radiator provides comfort and practicality.

Dining Lounge

6.835m x 3.195m (22'05" x 10'05")

This bright and welcoming room offers an inviting space for both relaxing and dining, filled with natural light from windows to the front and rear. The soft carpeted flooring and neutral décor create a warm and homely atmosphere, ideal for everyday living or entertaining guests. Two ceiling light fittings provide gentle illumination, while two radiators ensure the room remains cosy throughout the year. A ceiling mounted smoke detector and multiple power points add practicality to this comfortable family space.

Kitchen

3.571m x 3.333m (11'08" x 10'11")

This well-presented room enjoys views over the rear garden and features a range of wood-effect wall and base units complemented by tiled splash backs and matching worktops. Painted in a soft green tone, the space feels fresh and welcoming. Fitted appliances include a four-ring gas hob with a double electric oven, an under-counter refrigerator and freezer, which will all be included in the sale. There is space for a washing machine and tumble dryer. Additional storage is provided by a useful built-in pantry cupboard. Finished with laminate flooring, a heat detector, a ceiling-mounted spotlight fitting and a radiator.

Living Level Toilet

1.262m x 0.684m (04'01" x 02'02")

This conveniently located room on the ground level is finished in soft neutral tones with partial wall tiling, offering a bright and practical space. It features a close coupled toilet and a wall mounted wash basin. Additional fittings include a ceiling light adding a touch of style.

Stairs and Landing

Carpeted stairs lead to the upper landing, finished in magnolia and cream tones for a soft, neutral look. The space benefits from two ceiling light fittings, a radiator and a smoke detector, whilst a side window allows natural light to brighten the area. Practical storage is provided by four built-in cupboards, one of which houses the boiler. An attic hatch offers additional storage access, completing this functional and well-lit upper level.

Main Bedroom

3.120m x 2.992m (10'02" x 09'09")

A well-proportioned double bedroom offering a peaceful outlook to the rear garden. Decorated in neutral tones to three walls with one blue painted feature wall adding a touch of contrast and a fully fitted carpet to the floor. An integrated double wardrobe offers practical storage. A ceiling light, a radiator and multiple power points are supplied for convenience.

Shower Room

2.02m x 1.87m (06'08" x 06'02")

The lovely room is fitted with anti-slip flooring and fully tiled walls for easy maintenance. It includes a white suite comprising a close coupled toilet and pedestal wash basin, along with an electric shower with curtain enclosure. A glazed window to the front provides natural light. A white towel radiator, an extractor fan and recessed ceiling downlights complete the room.

Second Bedroom

3.227m x 3.064m (10'07" x 10'00")

A bright and welcoming double bedroom enjoying views over the rear garden. The room is decorated in neutral tones with a contrasting grey feature wall and fitted with a soft carpet underfoot for added comfort. Practical features include a ceiling light, a wall-mounted radiator and ample storage provided by a built-in double wardrobe. Power points are also fitted for everyday convenience.

Third Bedroom

3.453m x 1.887m (11'03" x 06'02")

A bright single bedroom offering a comfortable and versatile space, ideal for use as a child's room or home office. The décor features white wallpapered walls with a green painted feature wall adding a pop of colour. A window overlooking the front of the property allows natural light to fill the room. A ceiling pendant light, a wall-mounted radiator and power points are provided.

Rear Garden

The fully enclosed rear garden provides a private outdoor space, bordered by tall fencing for added seclusion. It features a mix of gravel and slabbed areas, offering space for seating and outdoor dining. Raised beds provide opportunities for planting and adding colour, while a timber shed offers practical storage for tools and equipment.

Additional Items

Tenure: Freehold. Council Tax Band: B. No Factor Fee.

All fitted floor coverings, the kitchen items mentioned, and the garden shed 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

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

INTEREST

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

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

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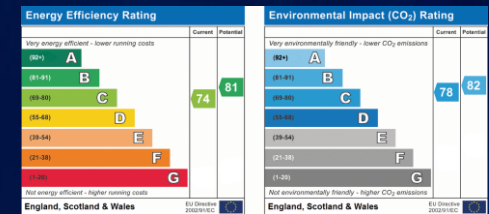
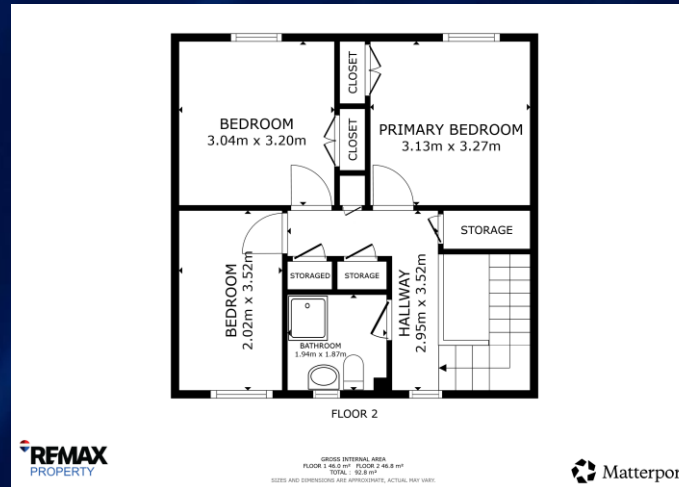
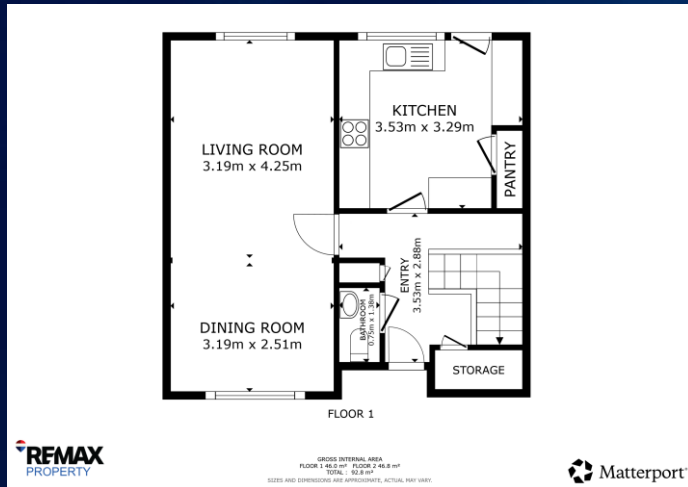
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Sharon Campbell
07960996670

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