



42 Ambrose Rise, Livingston, EH54 6JT

**RE/MAX** Property



Beautifully presented and move in ready, this modern and spacious townhouse in Ambrose Rise offers the perfect blend of comfort, style, and flexibility. Ideal for growing families, the property provides generous living space across three floors, including five bedrooms plus an additional attic room, perfect for a home office, gym or storage. Lorna MacDonald and REMAX Property are delighted to present this fantastic family home, complete with a private driveway and garage, situated in one of Livingston's most accessible residential areas.

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 inviting front of the property features a low maintenance design with a stone finished driveway and a paved path leading to the entrance steps. The neatly paved front garden, edged with mature planting, adds a touch of greenery and curb appeal. The garage is conveniently positioned at the front for easy access.

#### **Entrance Hallway**

The inviting hallway is accessed through a part glazed upvc door, allowing natural light to flow in. The modern design begins with white painted walls, and laminate flooring. A large cupboard and under stair space offer ample storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and a placed power point.

#### **Lounge Diner**

**7.477m x 3.117m (24'06" x 10'02")**

This generously sized room is finished with grey walls and carpet flooring, creating a bright yet cosy atmosphere. Large windows at both the front and rear fill the space with natural light, enhanced by two ceiling lights for additional illumination. Offering plenty of room for both lounge and dining areas, the layout is versatile and comfortable. A white fireplace creates a central focal point in the lounge area. Two radiators ensure warmth throughout, while multiple power points and a fitted smoke detector complete the room.









### **Breakfasting Kitchen**

**4.893m x 2.956m (16'00" x 9'08")**

This stylish and well designed kitchen combines practicality with modern appeal. It features a range of wall and base units in a soft light green finish, perfectly complemented by wood effect worktops and a white metro tile splashback. The décor is completed with light grey painted walls and grey laminate tile flooring, creating a fresh, contemporary look.

Included in the sale are a stainless steel extractor hood, and an integrated dishwasher for added convenience. There is also space for a free standing electric oven and hob, washing machine and tall fridge freezer. A stainless steel sink with drainer and mixer tap sits within the worktop layout, while a rear facing window and half glazed upvc door fill the room with natural light and provide direct access to the garden. Practical features include power points, a ceiling light, heat detector, and radiator.

### **Living Level Toilet**

**0.912m x 1.751m (2'11" x 5'08")**

An essential room for modern day living, which has been decorated with grey painted walls, wood effect laminate flooring and white tile splashback. 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 carpeted stairs and landing beautifully complemented by white painted walls. Thoughtful finishing touches include a ceiling light, a smoke detector and a built in cupboard providing additional storage space.

### **Primary Bedroom**

**4.006m x 3.146m (13'01" x 10'03")**

This lovely room is beautifully finished with light purple painted walls and carpet 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 free standing wardrobe provides storage space and will be included in the sale. The room is equipped with power points and a radiator.

### **Bedroom Two**

**3.423m x 3.162m (11'02" x 10'04")**

This charming room boasts white painted walls beautifully complemented by soft carpeted flooring. A front facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A radiator ensures warmth and multiple power points add practicality.

### **Bedroom Three**

**2.629m x 3.021m (8'07" x 9'10")**

This well appointed third bedroom features magnolia painted walls and carpeted flooring, creating a comfortable ambience. A rear facing window welcomes natural light, brightening the space. Included are power points, a ceiling light, and a radiator.

### **Bathroom**

**1.786m x 2.994m (5'10" x 9'09")**

This stylish bathroom combines elegance with practicality, featuring contemporary light grey tiling to the walls, complemented by grey painted walls and black tile effect vinyl to the floor. A front facing window fills the space with natural light, enhanced by a ceiling light. The suite comprises an electric shower over bathtub, a pedestal sink, and a close coupled toilet. A chrome towel radiator provides warmth and comfort, completing this luxurious space.

### **Stairs and Landing**

The upper stairs and landing are finished with carpeted stairs and landing, where the white tones continue to the walls. On the landing there is a ceiling light, a smoke detector and an attic hatch to complete this area.

### **Bedroom Four**

**3.676m x 2.492m (12'00" x 8'02")**

Another double bedroom, with light grey painted walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. Power points and a radiator are also supplied.

### **Bedroom Five**

**1.849m x 3.706m (6'00" x 12'01")**

The final bedroom has a carpet to the floor and light blue painted walls. The front facing window allows in natural light and there is a ceiling light. A radiator and power points complete the room.

### **Attic Room**

**3.775m x 6.283m (12'04" x 20'07")**

A fabulous room with a carpet to the floor. Two velux window to the rear of the property allow in natural light and two wall lights complements this. This is a great storage space or offers a further living or bedroom space. Completing the room are power points.

### **Garage**

**4.864m x 2.764m (15'11" x 9'00")**

The garage is equipped with an up and over front door. It is fully waterproof and functional.

### **Rear Garden**

This wonderful rear garden offers paved and monoblock areas, all fully enclosed by fencing for privacy. A gated rear access provides added convenience. This outdoor retreat is perfect for relaxing, entertaining guests, or enjoying al fresco dining in a tranquil setting.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned 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.

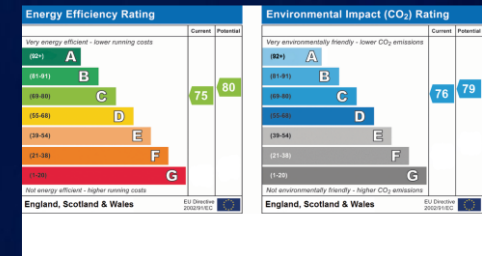
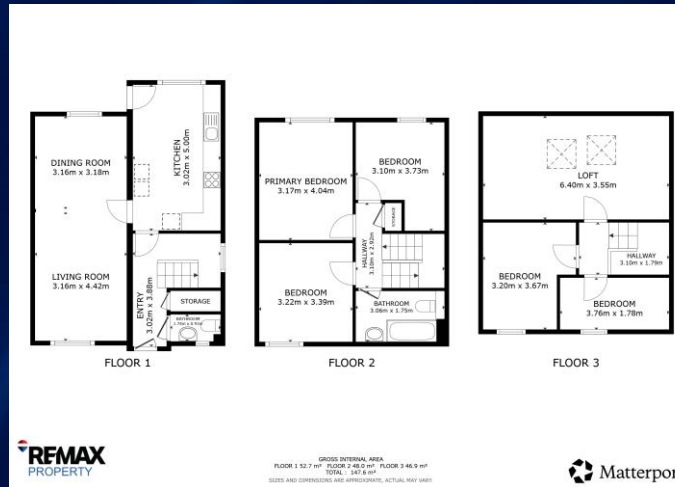






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13b Fairbairn Road, Livingston, EH54 6TS

📞: 01506 418 555 📧: [livingston@remax-scotland.homes](mailto:livingston@remax-scotland.homes)

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Lorna MacDonald

07778547461

[lmacdonald@remax-scotland.homes](mailto:lmacdonald@remax-scotland.homes)

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