



28 Ambrose Rise, Dedridge, Livingston, EH54 6JT
Offers Over £194,000

RE/MAX Property

***Immaculately presented Three Bedroom Home
Featuring a Brand-New Kitchen, Bathroom & Flooring.
Complete with Garage and Low-Maintenance Gardens.***

Lauren Beresford and RE/MAX Property are delighted to present to the market this three Bedroom Mid Terraced Property located in Ambrose Rise, Dedridge, Livingston, EH54 6JT. Comprising of: Entrance Hall, WC, storage cupboard, Lounge, Kitchen, three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing, garage, electric car charger and parking.

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.

The home report can be downloaded from the RE/MAX website.

Online Booking Available On The RE/MAX website

Freehold Tenure

Council Tax Band B

No Factor fees





Hallway

Size-4.39m x 2.17m

The Hallway is bright and spacious, giving access to the Lounge, newly fitted Kitchen, WC and staircase to the upper level. The Hallway has one central light fitting, wallpapered walls, one radiator and laminate flooring. There is under stair storage and a walk-in cupboard space (1.70m x 1.30m) with one light fitting, sockets, painted walls and vinyl flooring.

WC

Size-1.74m x 0.98m

Located at the entrance of the property, the WC has a sink and toilet. There is one central light fitting, front facing window, wallpapered and tiled walls, and laminate flooring.

Lounge

Size- 7.46m x 3.19m

Well-presented Lounge and Dining area with modern feature wall and French doors leading out onto the rear garden. Around the space there are two central light fitting, painted walls, front facing window, two radiators and laminate flooring.

Kitchen

Size-4.29m x 2.97m

Newly fitted Kitchen comprising of: Generous amount of fitted wall and base units, worktops, space for washing machine, integrated white goods, integrated induction hob, integrated double oven and composite sink with pull out spray tap. There are two low hanging lights, LED strip lighting, under counter lighting, tiled walls and laminate flooring. Additionally, there is a rear facing window and breakfast bar with seating for four.

Upper Hallway

Size-2.94m x 0.95m

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and walk-in shelved storage cupboard where the boiler is situated. The Hallway has one central light fitting, wallpapered walls and carpet flooring.

Bedroom 1

Size-4.06m x 3.31m

Excellent double Bedroom with one central light fitting, painted walls, space for storage units, one radiator and carpet flooring.

Bedroom 2

Size-2.87m x 2.81m

Good sized double Bedroom with sliding mirror door wardrobes. There is one central light fitting, painted walls, rear facing window, one radiator and carpet flooring.

Bedroom 3

Size-3.33m x 3.18m

Spacious double Bedroom located at the front of the property with one central light fitting, wallpapered walls, front facing window, one radiator and carpet flooring.

Bathroom

Size- 3.05m x 1.52m

Newly fitted three-piece family Bathroom comprising of toilet, sink vanity unit, bath with overhead and handheld mains operated shower. There is spotlighting, wet walls, front facing opaque window, heated towel rail and vinyl flooring.

Front Garden

Nicely presented front with white paving, grassed area and Garage with up and over door and entrance at the rear. The garden has a wall and fence surround.

Rear Garden

Easy to maintain private rear garden with fence surround, white paving, grassed area and shrubbery.

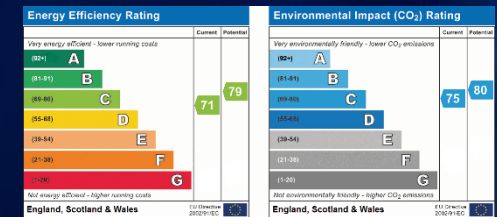
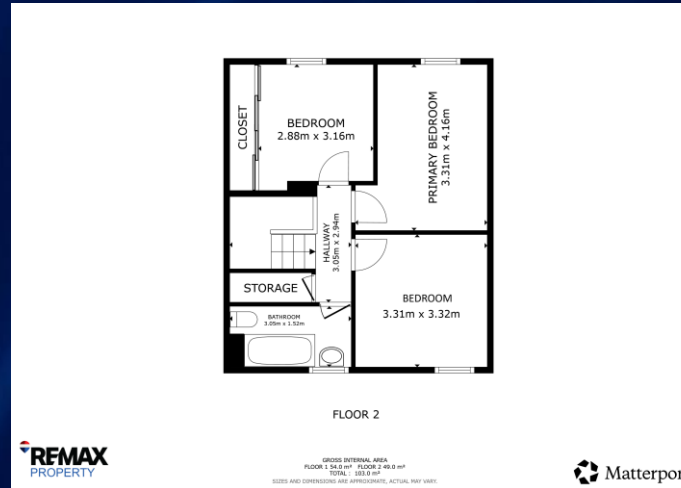
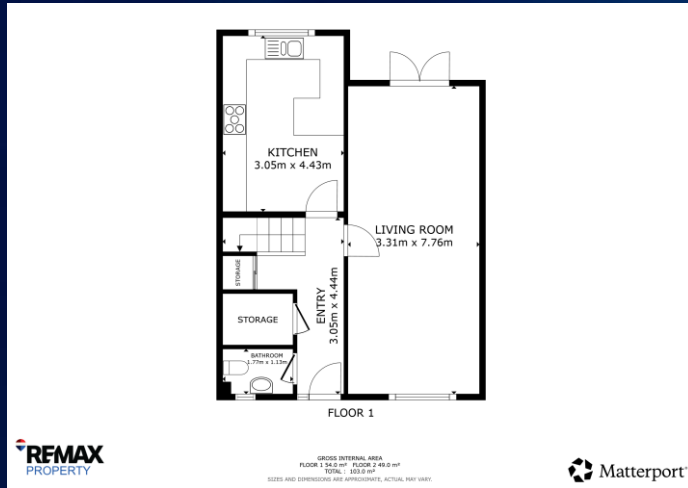
Garage

Garage entrance at the rear. There is lighting, sockets, chipboard walls and ceiling, along with concrete flooring. At the front of the Garage there is an electric car charger.



RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



RE/MAX
Property

13b Fairbairn Road, Livingston, EH54 6TS

📞: 01506 418 555 📧: livingston@remax-scotland.homes

www.remax-livingston.net

View on RE/MAX
Property Website

What's Your Property
Worth?

Click Here to Request
the Home Report



Lauren Beresford
07546412124

lberesford@remax-scotland.homes

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied. Covered by Consumer Protection from Unfair Trading Regulations 2008.