



Livingston | Raeburn Rigg | Offers Over £160,000

Expansive 5-bedroom townhouse offers the perfect blend of space and comfort for a growing family.



Nestled in the welcoming community of Carmondean, Livingston, 92 Raeburn Rigg stands as a beacon of family living. This terraced townhouse is a treasure trove of space, spanning three levels, perfectly poised for family growth and brimming with potential.

On entering the property, the entrance hallway leads seamlessly to a generous kitchen/diner, boasting ample base and wall units, waiting for family meals and memories to be created. Adjacent to this space is a convenient cloakroom and Bedroom 5, a versatile room that can easily transition into a playroom, home office, or additional family area, complemented by a large store/boxroom for essential household storage.

The homes design caters to both privacy and togetherness. The first floor presents a spacious lounge area, where large windows invite natural light to dance across the room, creating an ideal setting for relaxation. Bedroom 1 offers a restful retreat with built-in storage, overlooking the rear garden. The accompanying family bathroom, with its white suite and splashback tiling, serves as a functional space.



Venture up to the second floor and discover three further bedrooms. Bedrooms 2 and 3 are generous doubles, bedroom 2 with built-in storage, while Bedroom 4 serves as a sizeable single room with built in storage, ensuring each family member has their own comfortable space. This floor also benefits from a further store cupboard for all your personal belongings to be neatly stored away.

Gas heating and double glazing throughout ensure efficiency, while the front and rear enclosed gardens offer a safe haven for both children and pets to play. Whilst requiring some cosmetic upgrading, the home's competitive price reflects this, presenting an opportunity for the new owners to infuse their personal touch.

Situated within walking distance to Livingston North train station, local schooling, and motor links, 92 Raeburn Rigg is a family home that provides a balance of convenience and the joy of spacious living.





Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

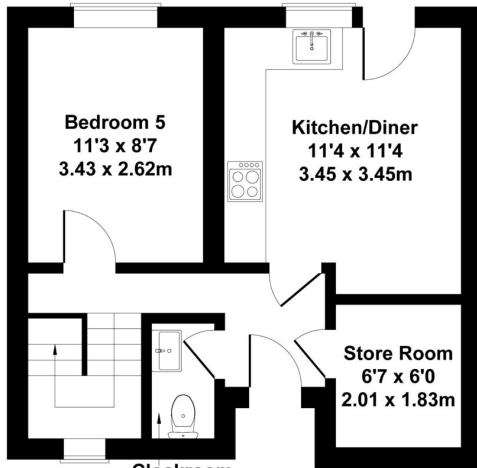
The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



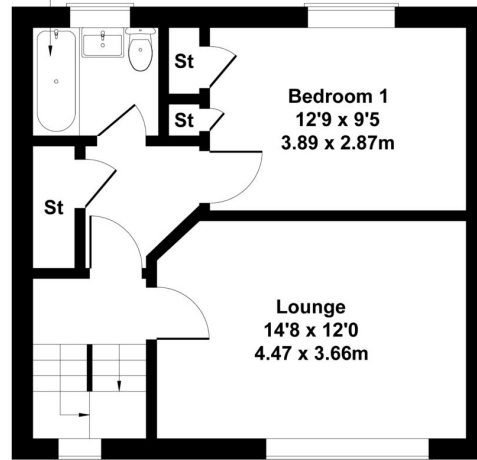
92 Raeburn Rigg, Livingston

Approximate Gross Internal Area
1151 sq ft - 107 sq m

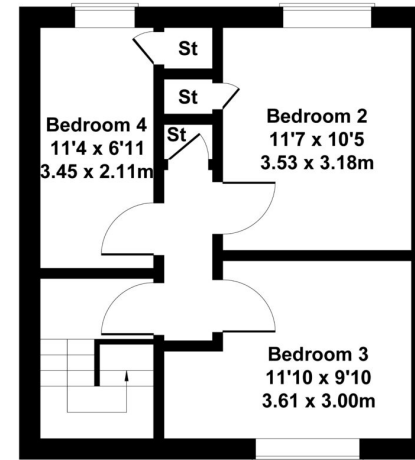
Bathroom
6'6 x 6'2
1.98 x 1.88m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



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