



## Livingston | Staunton Rise | Offers Over £160,000

3-bedroom mid-terraced family home nestled in a sought-after location, offering comfortable living spaces and easy access to local amenities.



Delightfully positioned within the sought-after enclave of Dedridge, Livingston, 152 Staunton Rise presents a splendid opportunity for first-time buyers and growing families alike. This appealing three-bedroom mid-terraced house offers comfort and convenience

Upon entering, the vestibule greets you with practical storage solutions, including a shelved cupboard and a boiler space. Transition smoothly into the inviting front-facing lounge, which is bathed in natural light. A tasteful grey feature wall complements the crisp white decor, while laminate flooring flows seamlessly into the kitchen/diner. This semi-open plan arrangement is perfect for modern lifestyles, with ample space for a dining set and views to the garden through patio doors.

The kitchen boasts a range of base and wall units, alongside an additional generous storage cupboard, ensuring all your culinary needs are met. The rear garden invites outdoor enjoyment; fully enclosed for privacy, it is an ideal play area for children and pets, with a lawn and a paved patio area backing onto a serene woodland vista and the local 'froggy park'.



Upstairs, three well-proportioned bedrooms, each with laminate flooring, white walls all awaiting your personal touch. The family bathroom features a white three-piece suite, complete with a shower over the bath, half-panelled walls, and splashback tiling.

With gas heating and double glazing throughout, this residence strikes a balance between warmth and efficiency. The front garden's lawn and pathway enhance the home's curb appeal, setting the stage for this idyllic family dwelling.

Situated conveniently close to motor links, Livingston South train station, and the bustling Livingston shopping centre, 152 Staunton Rise stands as an ideal base for both commuters and local explorers. A truly charming home, ripe for making lasting memories.





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.

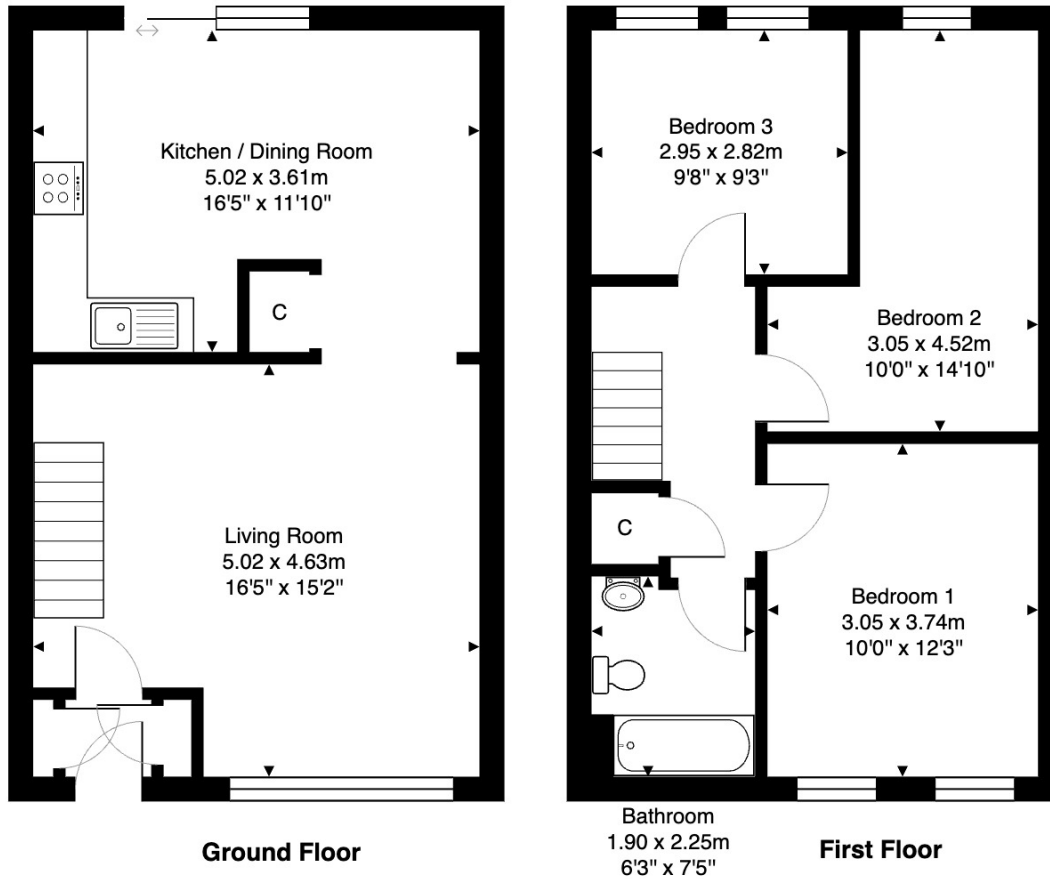
At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

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.



**152 Staunton Rise, Dedridge, Livingston, EH54 6PA**



Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**All Enquiries**

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