



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

A spacious 3-bed home, ideal for first-time buyers or families, with great storage and a private garden.





Welcome to 2 Staunton Rise, a three-bedroom house nestled in the heart of the sought-after Dedridge area of Livingston. This property represents an ideal acquisition for first-time buyers or growing families in search of a home that combines comfort with convenience.

The frontage of this appealing house sets the scene with an inviting garden space, enclosed and thoughtfully laid to lawn, complemented by a neat, paved pathway leading up to the residence. Upon entering, you are greeted by an entrance vestibule, complete with two practical storage cupboards, opening into a welcoming hallway. This central space gives way to a warm and spacious lounge, where light neutral walls and a tasteful feature wall frame a large window that bathes the room in natural light. Soft carpeting underfoot provides a cosy atmosphere, perfect for unwinding.

The kitchen/diner serves as the heart of the home, boasting well-appointed base and wall units, splashback tiles, and complementing worktops, along with an integrated oven and hob. A handy breakfast bar and space for a full-sized dining table ensure that mealtimes are a sociable affair. For convenience, the kitchen includes an additional two generous storage cupboards, with a window and door offering views and access to the garden.



Ascend the carpeted staircase to the first floor, where you'll find three comfortably sized bedrooms all decorated in neutral tones and finished with carpets. The family bathroom is equipped with a classic white three-piece suite and white splashback tiles. Another ample storage cupboard on this level adds to the practicality of the home. Hatch to the loft space.

The house benefits from efficient gas heating and double glazing throughout. Step outside to the fully enclosed rear garden, where decking and a lawn provide a great space to enjoy the summer months, opening onto a pleasant green space beyond.

2 Staunton Rise is a home that truly ticks all the boxes for first-time buyers or families looking to establish roots in a friendly community. Don't miss out on the opportunity to make it yours.





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.

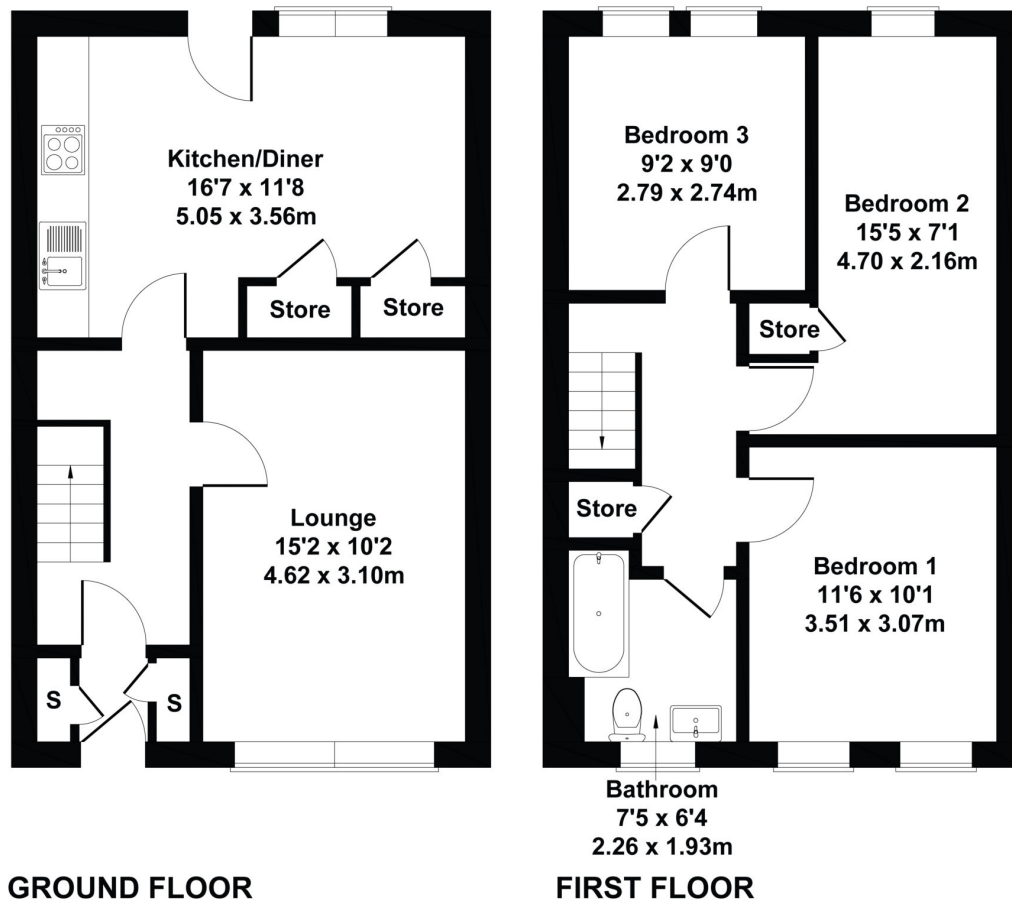
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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



## 2 Staunton Rise, Livingston

Approximate Gross Internal Area  
907 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



### All Enquiries

Telephone: 01506 500 999

E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)

W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.