



148 Mowbray Rise, Livingston

Offers Over £195,000



## 148 Mowbray Rise

Livingston, Livingston

**\*\*Semi Detached Three Bedroom Newly Refurbished Property\*\*** Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this walk in condition semi detached property in the popular town Dedridge Livingston. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

A fresh and welcoming entrance hallway featuring new décor and new carpet flooring. The space includes a UPVC front door and modern ceiling spotlights, creating a bright and inviting first impression. The hallway provides access to the lounge, kitchen/diner, WC, and upper level, as well as a generous walk-in storage cupboard — offering both style and practicality.

### Lounge

13' 6" x 11' 5" (4.11m x 3.49m)

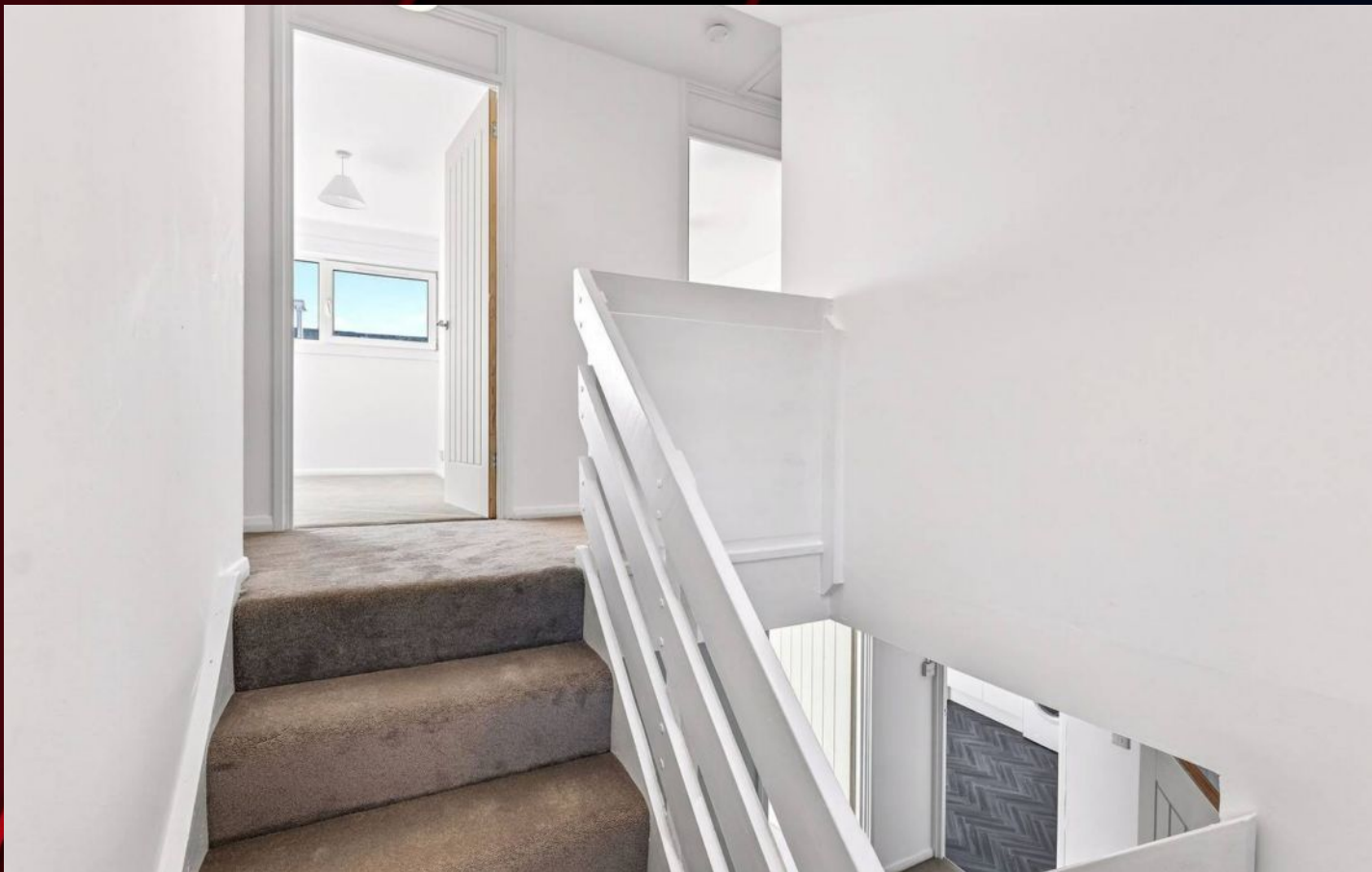
A large and inviting lounge featuring a generous rear window that allows plenty of natural light to fill the room. The space offers ample room for free-standing furniture and is finished with fresh, modern décor and new carpet flooring. A central light fitting and radiator complete this bright and comfortable living area, making it perfect for relaxation or entertaining.

### Kitchen/Diner

14' 7" x 10' 10" (4.45m x 3.29m)

This beautifully presented, modern kitchen/diner features a large rear-view window, stylish vinyl flooring, a central light fitting, and fresh, contemporary décor throughout. The space offers plenty of storage with a range of fitted cupboards and a modern splashback for a sleek, clean finish. A stainless-steel sink with drainer and mixer tap complements the practical layout. The kitchen is equipped with a new oven and electric hob with extractor fan, and the current owner has also gifted a free-standing washing machine and tumble dryer. There's ample space for a dining table and chairs, making it a perfect area for family meals or entertaining. A modern radiator ensures year-round comfort, completing this bright and inviting space.





#### **cloakroom Wc**

4' 4" x 2' 6" (1.33m x 0.77m)

A newly fitted, modern WC finished to a high standard with stylish wet-wall panelling and contemporary décor. The room features a vanity unit with sink and mixer tap, a WC, and a heated chrome towel rail. A front opaque window allows natural light while maintaining privacy, and the space is completed with easy-care vinyl flooring and a central light fitting — creating a fresh, clean, and practical washroom.

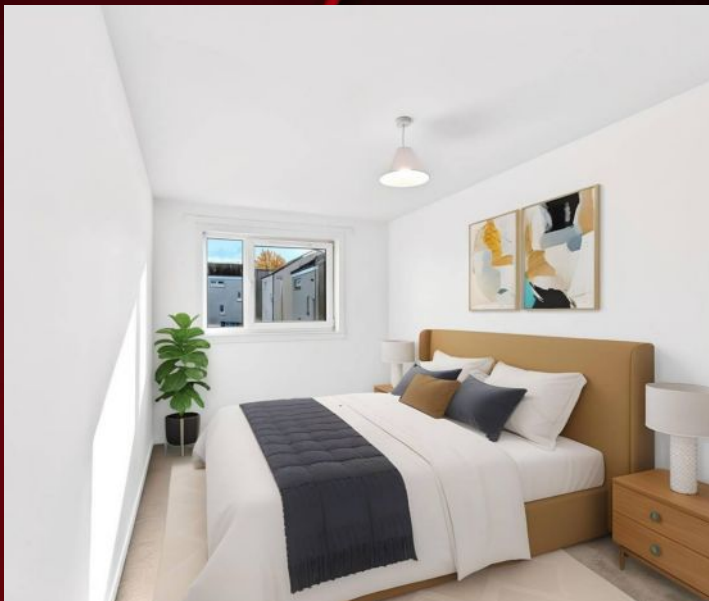
#### **Stairs & Landing**

Freshly decorated in a modern style, the upper landing features new carpet flooring and a front-facing window on the staircase that allows plenty of natural light. The area provides access to all three bedrooms and the family bathroom, and also benefits from two very good-sized storage cupboards combining practicality with a bright, welcoming feel.

#### **Bed One**

14' 8" x 8' 4" (4.47m x 2.53m)

A good-sized double bedroom featuring a large rear-view window that fills the room with natural light. The space benefits from fresh new décor, new carpet flooring, and a central light fitting. A radiator provides warmth and comfort, while there is ample space for free-standing furniture, making this a bright and relaxing room to unwind in.





### **Bedroom Two**

10' 0" x 11' 6" (3.06m x 3.51m)

This good-sized double bedroom enjoys a pleasant rear outlook through a large window that allows plenty of natural light. The room features fresh décor, a central light fitting, and a radiator for comfort. There's ample space for free-standing furniture, making it a versatile and inviting space.

### **Bedroom Three**

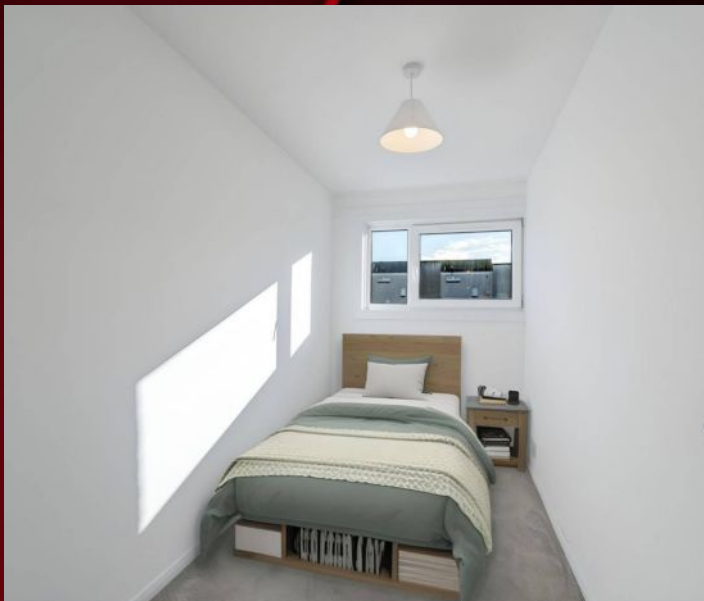
11' 6" x 5' 9" (3.50m x 1.76m)

The third bedroom is a well-presented single room that could also serve perfectly as a home office or study. It features a rear-view window providing natural light, fresh new décor, new carpet flooring, a central light fitting, and a radiator. This flexible space offers comfort and practicality, ideal for working from home or as a cosy single bedroom.

### **Bathroom**

6' 8" x 5' 7" (2.02m x 1.69m)

A beautifully finished, modern family bathroom featuring a front opaque window that provides natural light while maintaining privacy. The room includes a vanity sink with mixer tap, a WC, and a modern-style bath with an over-bath mains shower, additional handset, and glass screen. Wet-wall panelling, vinyl flooring, and a central light fitting create a clean, contemporary look, complemented by a heated chrome towel rail for added comfort.





## REAR GARDEN

A fully enclosed rear garden with a side gate, providing privacy and security. The space is mainly laid with chipping stones and paving leading to the rear door, offering a low-maintenance and practical outdoor area perfect for relaxing or entertaining.

## ON STREET

1 Parking Space





Approx. Gross Internal Floor Area 984 sq. ft / 91.52 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 69      | 73        |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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