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106 Norman Rise

Dedridge, Livingston, West Lothian, EH54 6LZ

106 Norman Rise

This spacious three bedroom house, located in the popular West Lothian town of Livingston, close to the M8 for convenient commuting, offers a convivial family environment or a tempting rental investment. The interiors feature a light-filled living room with extensive cupboard storage, a kitchen with garden access, three bright bedrooms (two double), guest WC, and a naturally-lit bathroom with shower-over-bath. Outside, there is an enclosed easy-maintenance garden and decking area and parking is unrestricted on surrounding streets.

Extras: All fitted floor and window coverings and light fittings are included.

Property Summary

- Desirable commuter town location
- Semi-detached family house
- Entrance hall with WC
- Bright living room
- Kitchen with garden access
- Two double bedrooms
- One single bedroom
- Bathroom with shower-over-bath
- Plentiful storage throughout
- Enclosed rear garden with decking
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £155,000







"Spacious three bedroom house, located in the popular West Lothian town of Livingston."







“Three bright bedrooms,
guest WC, and a naturally-
lit bathroom with shower-
over-bath.”





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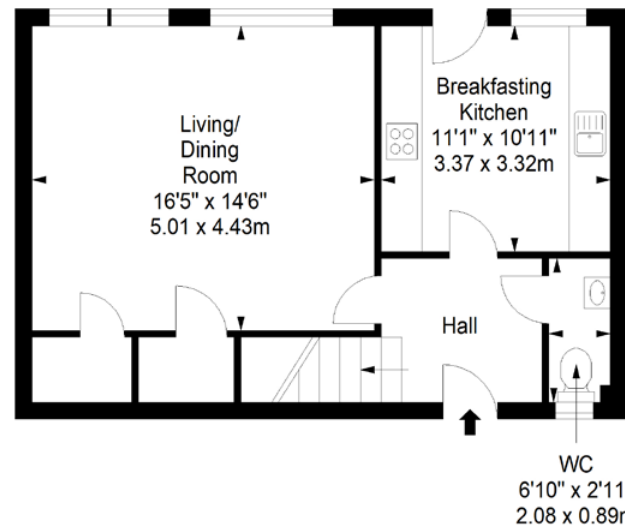


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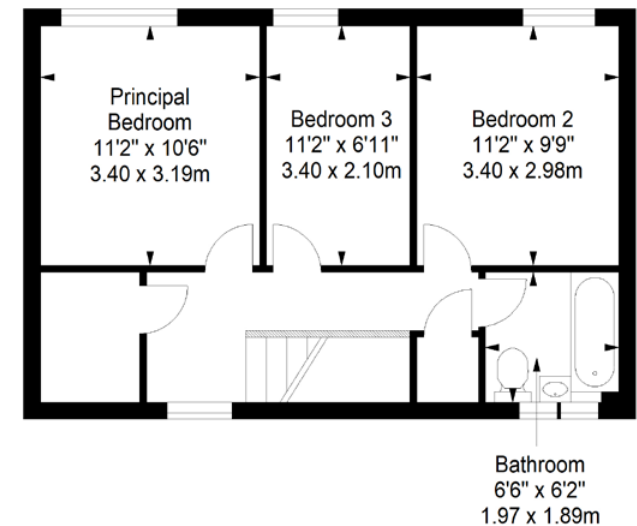
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)