





This modern and spacious end terraced house in Ambrose Rise is in walk-in condition, making it a fantastic home. Perfect for families and first time buyers, this property offers comfort and versatility. Lorna MacDonald and RE/MAX Property are delighted to present this wonderful three double bedroom home with garage to the market.

Dedridge is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, gyms and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Approach

The front of the property offers a warm welcome with a low maintenance design, including steps leading to the entrance, a paved area and pathway, artificial lawn, and decorative stone accents. The garage is positioned at the front, with additional convenient parking available to the side of the home.

Entrance Hallway

The inviting hallway is accessed through a glazed upvc door, allowing natural light to flow in. The modern design begins with white painted walls, and carpeted flooring. Two cupboards offer ample storage space. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power point.

Lounge Diner

24' 7" x 10' 7" (7.49m x 3.22m)

This generously sized room is finished with soft grey walls and matching carpet flooring, creating a bright yet cosy atmosphere. Large windows at both the front and rear fill the space with natural light, enhanced by two ceiling lights for additional illumination. Offering plenty of room for both lounge and dining areas, the layout is versatile and comfortable. Two radiators ensure warmth throughout, while multiple power points and a fitted smoke detector complete the room.

Breakfasting Kitchen

14' 3" x 9' 8" (4.35m x 2.95m)

This thoughtfully designed kitchen offers a stylish and functional layout, with a range of wall and base units in a light wood effect finish, paired with sleek black worktops and a modern grey splashback. Crisp white walls and carpet flooring finish off the decor. Included in the sale are an eye level oven and grill, microwave, five ring gas hob, stainless steel and glass extractor hood, and an integrated fridge freezer for maximum convenience. There is also space for a washing machine. A stainless steel one and a half bowl sink with drainer and mixer tap sits beneath a rear window, allowing natural light to flood the space, complemented by a half glazed upvc door for additional brightness and easy outdoor access. A ceiling light provides further illumination, while ample power points and a chrome towel radiator add everyday practicality.

Living Level Toilet

3' 3" x 5' 8" (0.99m x 1.72m)

An essential room for modern day living, which has been decorated with white painted walls, wood effect laminate flooring and green tile splashback. The suite comprises of a close coupled toilet and a pedestal sink. A window to the front allows natural light into the space. There is a ceiling light and a white towel radiator to finish off the room.

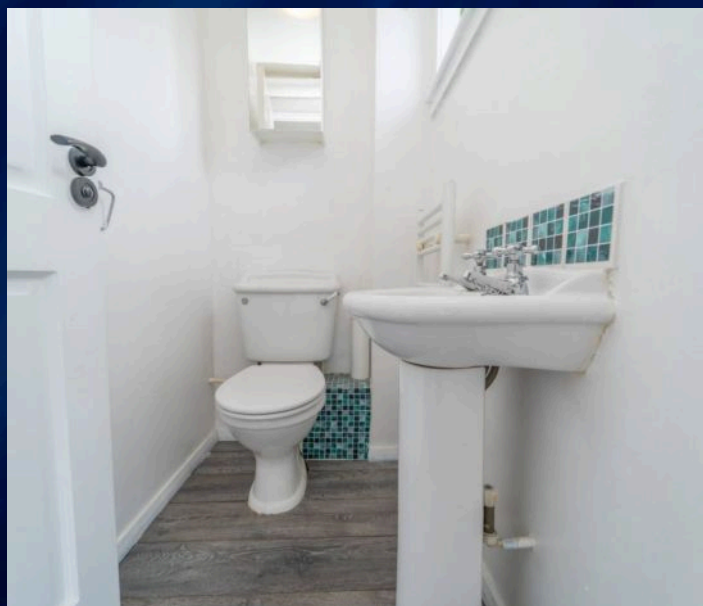
Stairs and Landing

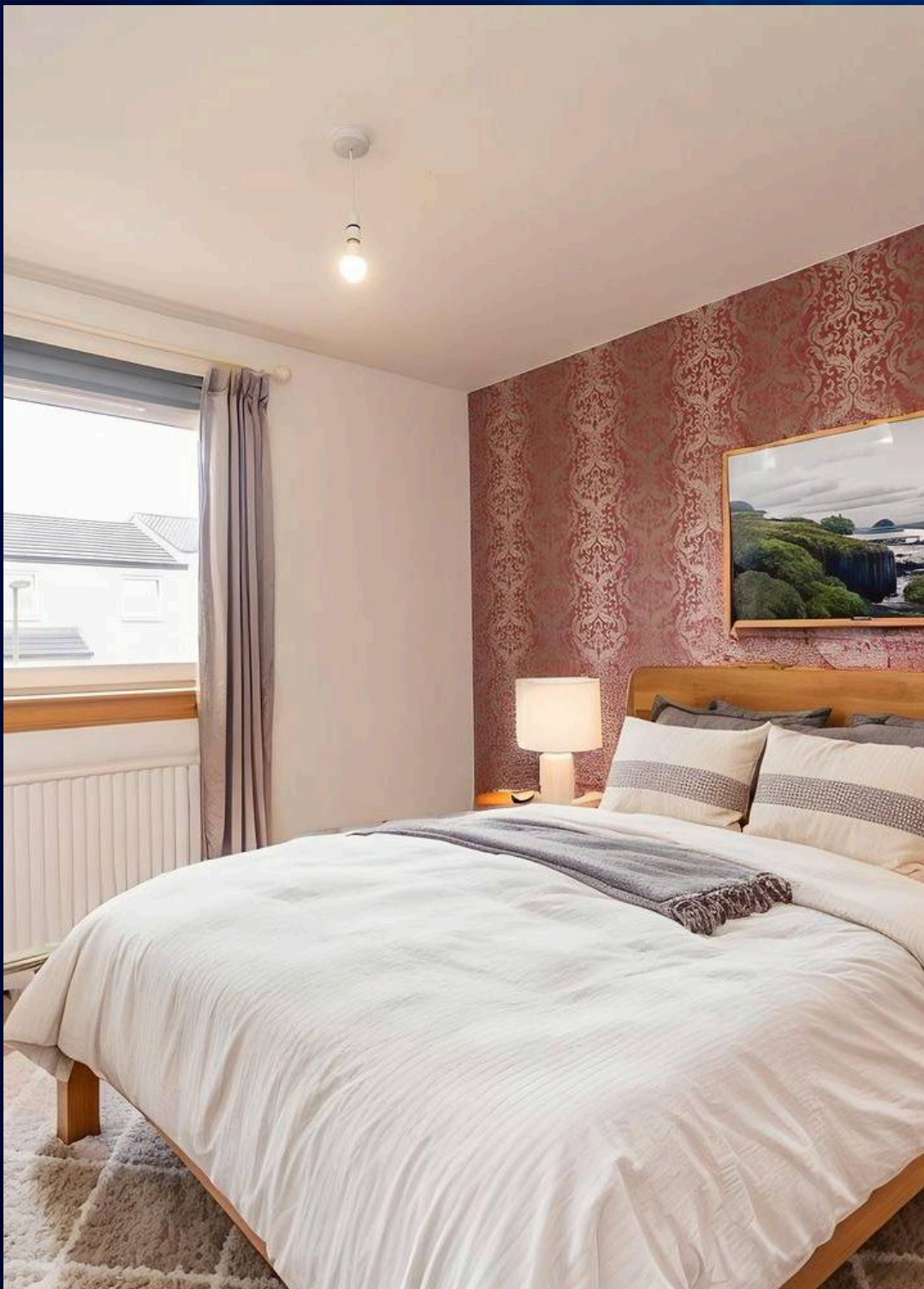
The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by white painted walls. Thoughtful finishing touches include a ceiling light, a smoke detector and an attic hatch providing easy access to additional storage space.

Primary Bedroom

13' 6" x 8' 10" (4.11m x 2.70m)

This lovely room is beautifully finished with white painted walls and carpet flooring, creating a modern ambiance. A rear facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator.





Bedroom Two

10' 11" x 10' 5" (3.32m x 3.18m)

This charming room boasts white painted walls beautifully complemented by soft carpeted flooring. A front facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A radiator ensures warmth and multiple power points add practicality.

Bedroom Three

9' 7" x 11' 7" (2.91m x 3.52m)

This well appointed third bedroom features mainly white painted walls, a feature paper wall, and cosy carpeted flooring, creating a comfortable ambiance. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

7' 9" x 9' 5" (2.35m x 2.86m)

This stylish four piece bathroom combines elegance with practicality, featuring contemporary grey tiling to the walls and floor. A front facing window fills the space with natural light, enhanced by sleek downlights and an illuminated mirror for a bright, welcoming feel. The suite comprises a freestanding bathtub, a generous shower enclosure with a waterfall and handheld shower, a white gloss vanity unit with sink, and a back to wall toilet. An anthracite grey radiator provides warmth and comfort, completing this luxurious space.

Rear Garden

This wonderful rear garden offers spacious paved areas complemented by decorative stones, all fully enclosed by fencing for privacy. A gated rear access provides added convenience, and a wooden garden shed is included in the sale. South east facing, this outdoor retreat is perfect for relaxing, entertaining guests, or enjoying al fresco dining in a tranquil setting.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

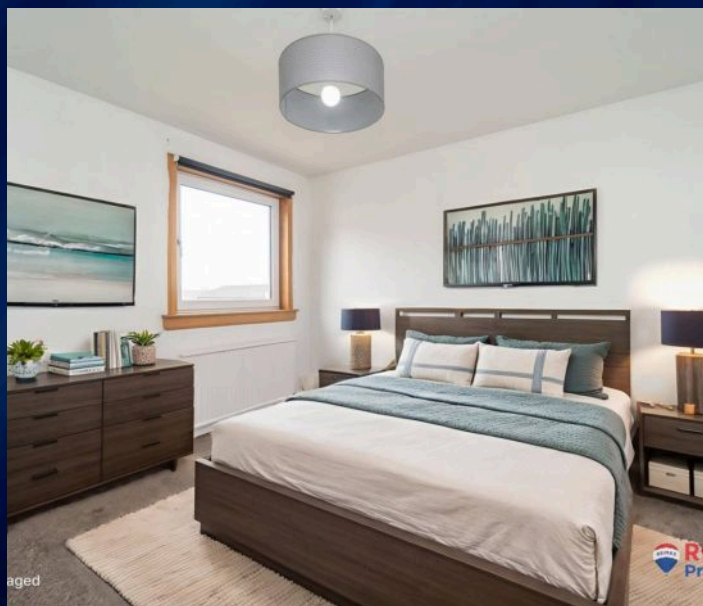
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





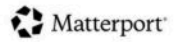
FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 52.4 m² FLOOR 2 48.0 m²
 EXCLUDED AREAS : BALCONY 1.4 m² PATIO 49.9 m² SHED 3.3 m²
 TOTAL : 100.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 52.4 m² FLOOR 2 48.0 m²
 EXCLUDED AREAS : BALCONY 1.4 m² PATIO 49.9 m² SHED 3.3 m²
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RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.