



REMAX
Property

50 Ambrose Rise, Livingston
Offers Over £193,000



Set within the popular, family-friendly Ambrose Rise, this beautifully presented three-bedroom end-terrace home offers stylish, move-in-ready living, making it an ideal choice for families, first-time buyers, or those looking for a home they can simply move straight into and enjoy. Brought to the market by Team Lauren and Rodaidh, the property combines generous living space, modern décor, and excellent outdoor areas in a highly sought-after residential setting.

A welcoming entrance hallway leads to a bright and spacious front-facing lounge diner, featuring a charming log-burning stove that creates a warm and inviting focal point. Offering ample space for both relaxing and entertaining, this versatile room is ideal for family living. To the rear, the modern kitchen features sleek cabinetry, integrated appliances, and direct access to the rear garden. A convenient ground floor toilet completes the accommodation on this level.

Upstairs, the property offers a well-proportioned principal bedroom with fitted storage, a generous second double bedroom, and a versatile third bedroom that could also be utilised as a home office or nursery. These rooms are served by a stylish family bathroom.

Externally, the property benefits from a gravel driveway providing space for multiple vehicles, while the fully enclosed rear garden offers a fantastic outdoor space with a patio area and lawn, ideal for families, pets, and summer entertaining.

Dedridge is a well-established and popular residential area of Livingston, offering an excellent range of amenities and making it an ideal location for families, first-time buyers, and commuters alike. The area benefits from local primary schools, nurseries, shops, supermarkets, healthcare facilities, and regular public transport links, all within easy reach. Livingston offers a wealth of leisure and retail amenities, including the popular The Centre Livingston and Livingston Designer Outlet, along with a wide selection of restaurants, cafés, gyms, and entertainment facilities. Commuters are well served by excellent transport links, with easy access to the M8 motorway network providing convenient travel to both Edinburgh and Glasgow. Nearby rail links at Livingston South railway station and Livingston North railway station offer regular services across central Scotland. For those who enjoy the outdoors, Dedridge is surrounded by attractive green spaces, walking routes, and parkland, providing picturesque woodland walks, cycle paths, and riverside trails. With its combination of convenience, connectivity, and access to open green space, Dedridge continues to be one of Livingston's most sought-after residential locations.

Lounge / Dining Room

6.855m x 3.170m (22'06" x 10'04") A bright and versatile open-plan lounge and dining room, offering ample space for both relaxing and entertaining. The focal point of the room is the attractive log-burning stove, creating a warm and inviting atmosphere throughout the year. A large front-facing window allows plenty of natural light to flood the dining area, while sliding patio doors to the rear provide a seamless connection to the garden and outdoor seating area. Finished with a soft carpeted floor, two ceiling light fittings, radiators, multiple power points, and a ceiling-mounted smoke detector, this spacious room is perfectly suited to modern family living.

Kitchen

3.769m x 3.006m (12'04" x 9'10") A stylish and well-appointed kitchen fitted with a range of contemporary wall and base units complemented by contrasting worktops and attractive splashback finishes. The room offers excellent storage and workspace, with integrated appliances including a self-cleaning oven, built-in microwave, dishwasher, washing machine, and fridge freezer. A four-ring gas hob with stainless steel extractor hood provides a practical cooking area, while the large rear-facing window and external door allow plenty of natural light to fill the space and offer convenient access to the garden. Finished with modern flooring, a stainless steel sink with mixer tap, radiator, and ceiling-mounted lighting, this is a bright and functional kitchen ideal for everyday family living.

Downstairs Toilet

1.766m x 0.927m (05'10" x 03'00") A practical ground-floor toilet fitted with a vanity unit incorporating a wash hand basin and tiled splashback. A frosted glazed window provides natural light and ventilation while maintaining privacy. Further features include modern flooring, a radiator, and ceiling-mounted lighting, creating a bright and functional space for everyday use.

Stairs & Landing

A bright and well-presented staircase and upper landing finished with soft carpeting throughout. The staircase is complemented by a modern white balustrade, while a feature wall covered in wall-to-wall paper adds character and visual





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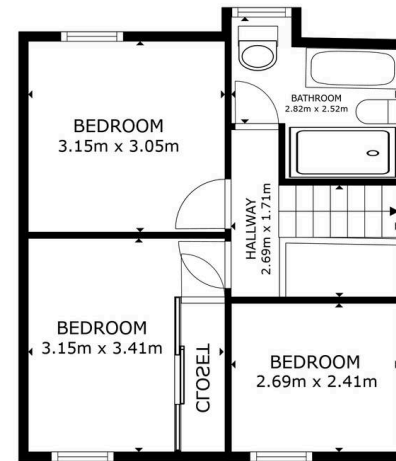




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 43.1 m² FLOOR 2 39.1 m²
 TOTAL: 82.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 43.1 m² FLOOR 2 39.1 m²
 TOTAL: 82.3 m²

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REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

livingston@remax-
scotland.homes



www.remax-scotland.homes/estate-
agents/livingston

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. Covered by Consumer Protection from Unfair Trading Regulations 2008.