



138 Mowbray Rise, EH54 6JP

Livingston -



HOMETOWN
ESTATE AGENTS







Located within the popular Dedridge area of Livingston, this chain-free three-bedroom mid-terraced home offers spacious accommodation, excellent storage and a practical layout, making it an ideal choice for first-time buyers, families or investors alike.

The front door opens into a welcoming entrance hallway, providing access to the ground floor accommodation and staircase to the upper level. A particular feature of the home is the abundance of storage, with two generous cupboards located within the hallway. One is ideal as a cloakroom store for coats and shoes, while the second provides excellent general household storage.

The lounge is positioned to the rear of the property and enjoys views over the garden. This comfortable living space features an electric fire with surround and offers plenty of room for both relaxing and entertaining.

The kitchen is fitted with a range of base and wall-mounted units complemented by worktop space and matching splashbacks. Integrated appliances include an oven and hob, while there is additional space for a free-standing washing machine. A useful pantry cupboard provides further storage, and a door leads directly to the rear garden.

Completing the ground floor is a convenient cloakroom fitted with a WC and wash hand basin.

On the upper floor, the landing provides access to three well-proportioned bedrooms, the wet room and an additional storage cupboard, which is ideal for bedding, towels and household essentials and also houses the boiler. There is also access to the loft space.

All three bedrooms are of a good size and are finished in neutral decor, offering flexible accommodation for families, guests or those working from home.

The wet room comprises a WC, wash hand basin and walk-in shower, with a window to the front providing natural light and ventilation.

Externally, the rear garden is laid mainly to lawn and includes a paved pathway and garden shed, providing a practical outdoor space with scope for further landscaping if desired.

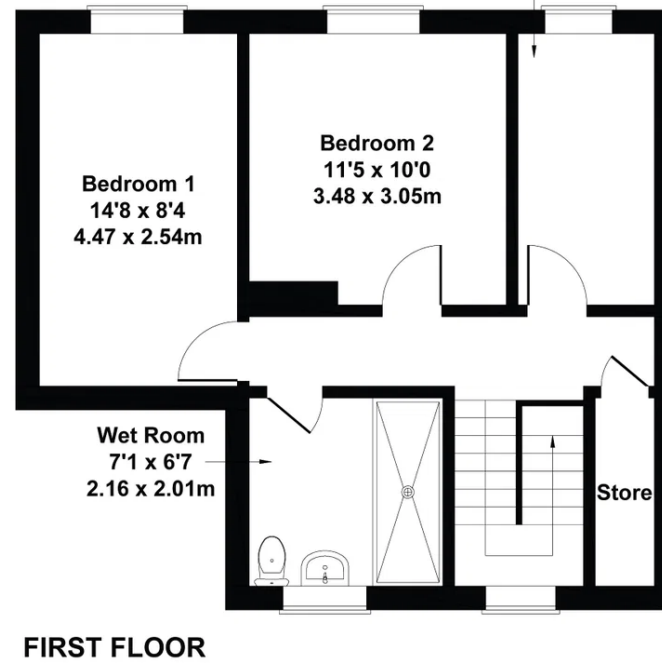
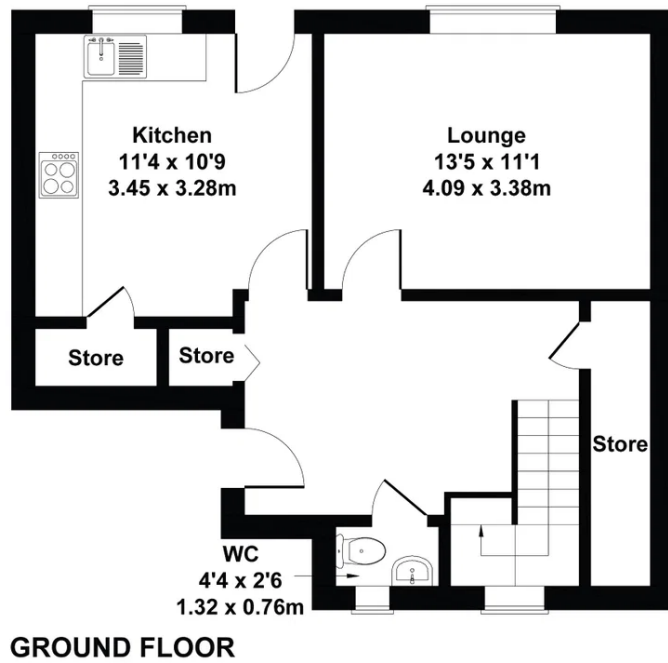
Further benefits include gas central heating and double glazing throughout.

This is a well-proportioned home in a well-established residential location, offering excellent storage, generous bedroom sizes and the advantage of being available with no onward chain.



138 Mowbray Rise, Livingston

Approximate Gross Internal Area
1045 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2026
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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.

