



238 Raeburn Rigg, Livingston

Offers Over £160,000



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Situated within the popular and well established residential area of Raeburn Rigg, this impressive three bedroom family home offers an exceptional opportunity for buyers seeking a property that is truly walk in ready, while still providing scope to add their own cosmetic style and personal touches over time. Well maintained throughout and presented in move in condition, the property combines generous living accommodation, spacious bedrooms and beautifully landscaped outdoor spaces to create a home perfectly suited to modern family living.

From the moment you arrive, the property makes a superb first impression. The front garden is a phenomenal sight, beautifully designed with decorative stone finishes, mature shrubs, vibrant planting and established greenery creating an attractive and welcoming approach. A neatly laid pathway guides visitors to the front door, with the carefully maintained landscaping providing year round colour and kerb appeal.

Upon entering, you are welcomed by a bright and spacious reception hallway where the stunning staircase immediately becomes a standout feature. With its elegant timber balustrades, warm natural tones and striking design, it creates a wonderful focal point and adds character and charm to the heart of the home. The spacious hallway sets the tone for the accommodation beyond, offering a sense of light, space and warmth from the outset.

The generous lounge and dining area forms the centrepiece of the property and provides a superb open plan environment for both everyday living and entertaining. Stretching the full depth of the home, this impressive room is flooded with natural light and offers excellent flexibility for modern family life.



The lounge area comfortably accommodates substantial seating, while the dedicated dining space easily hosts a dining table for six people, making it ideal for family meals, dinner parties, celebrations and gatherings with friends. The seamless flow between the living and dining areas creates an inviting social space that feels both spacious and welcoming, with views extending through to the rear garden adding further appeal.

The kitchen is well proportioned and practical, featuring an abundance of storage and worktop space alongside attractive cabinetry and a functional layout. It is perfectly equipped for everyday family living while offering future owners the opportunity to modernise or personalise to suit their own tastes if desired.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom is bright, spacious and beautifully presented, benefiting from fitted mirrored wardrobes that enhance both storage and the feeling of space. The second bedroom is another excellent double room, while the third bedroom is a fantastic size, providing flexibility as a children's room, guest bedroom, home office or study. The contemporary wet room style shower room is bright, practical and thoughtfully designed, offering accessibility and convenience while maintaining a clean and modern appearance.

The rear garden is another phenomenal sighting and provides a wonderful outdoor retreat. Thoughtfully arranged with extensive paving, colourful planters, mature planting and attractive borders, it offers a private and low maintenance space that can be enjoyed throughout the year. Whether relaxing in the sunshine, hosting family barbecues, entertaining guests or enjoying a quiet morning coffee, the garden provides an excellent extension of the living space. A substantial timber garden building further enhances the outdoor area, offering excellent storage, workshop potential or hobby space.

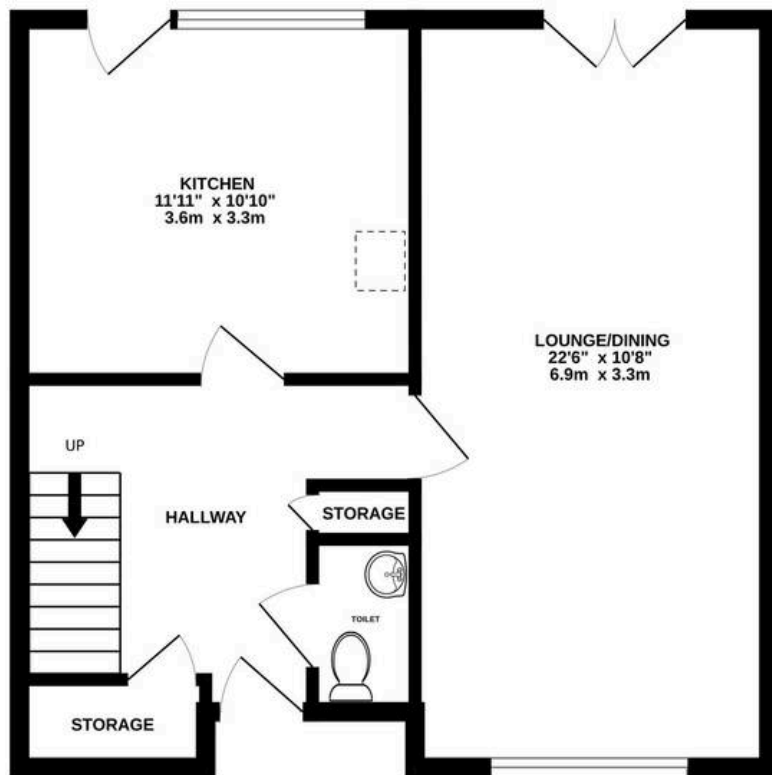
Raeburn rigg enjoys a convenient location within West Lothian, close to a wide range of local amenities including schools, supermarkets, healthcare facilities, leisure amenities and everyday shopping. Excellent transport links nearby provide easy access to Edinburgh, Glasgow and the surrounding areas, making the property particularly appealing to commuters. Residents can also enjoy nearby parks, green spaces and countryside walks, offering the perfect balance between convenience and outdoor lifestyle.

Offering generous room proportions, a beautiful feature staircase, spacious open plan living, three large bedrooms and exceptional front and rear gardens, this fantastic home presents a rare opportunity to purchase a property that is ready to move straight into while still

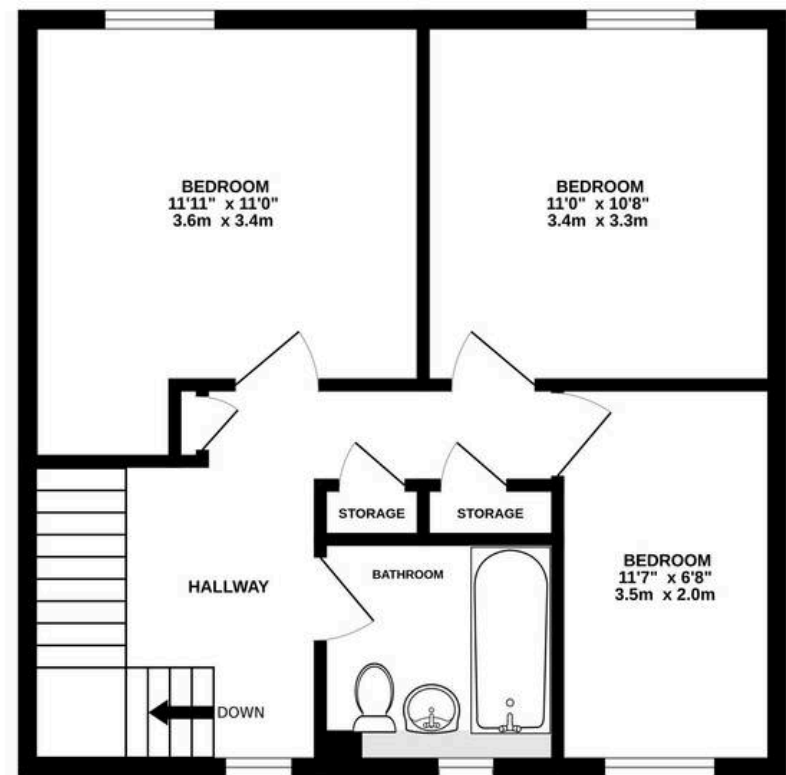




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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