



**175 Clement Rise**  
**Dedridge**  
**Livingston EH54 6LP**  
**Fixed Price £135,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 175 Clement Rise

### EH54 6LP Livingston

This is a spacious and popular style end terraced villa, that is located in a highly sought after area. It will provide an excellent project with potential for upgrading and modernisation and ultimately a fine family home once complete. Rooms are all well proportioned and the enclosed garden to rear has a sunny position. Local schools, amenities, public transport and town centre are all within easy reach. Flexible/immediate entry if required. Chain free.

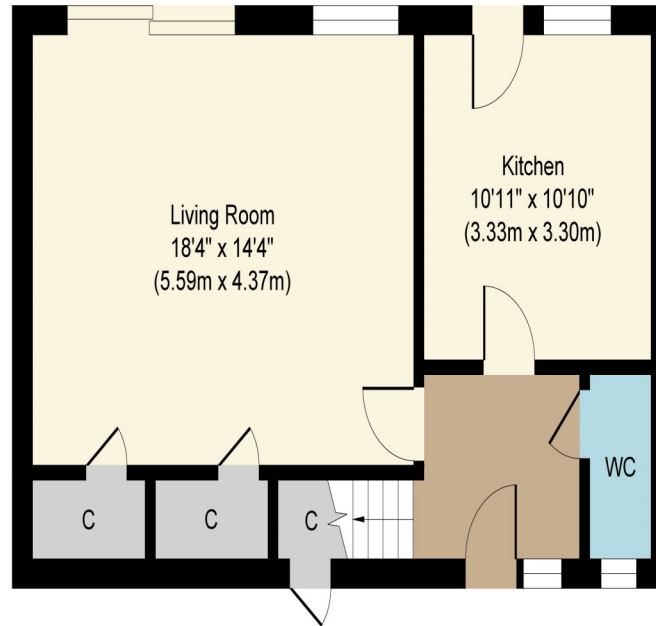
- **Entrance hall & W.C.**
- **Spacious lounge/dining**
- **Kitchen**
- **Three bedrooms**
- **Wet Room/shower**
- **Excellent storage**
- **GCH**
- **Enclosed rear garden**
- **On street parking**
- **Council Tax Band B**
- **Floor area 97 m2 Approx.**



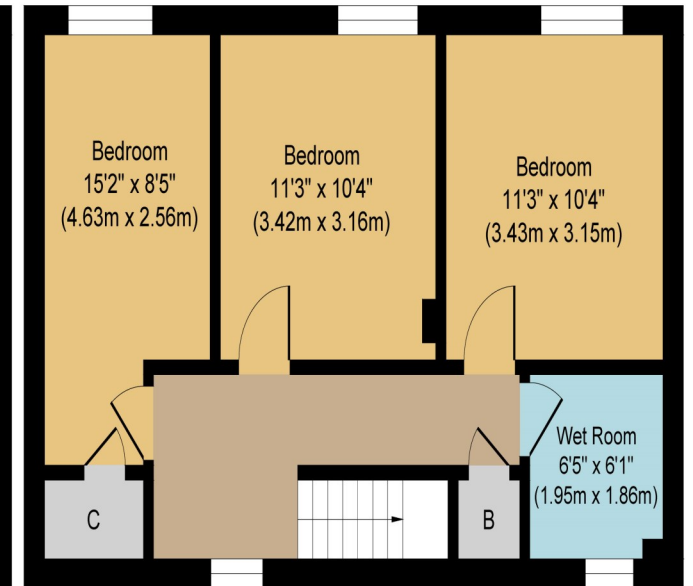


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.