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56 Everard Rise, Livingston, EH54 6JD



Lorna MacDonald and REMAX Property are delighted to bring to the market this attractive three bedroom terraced home, ideally situated in the popular Dedridge area of Livingston.
Offering spacious accommodation throughout, including three double bedrooms, generous living space and a low maintenance garden, this property would make an excellent family home.

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 property enjoys a welcoming approach, from a tarmac pathway, two paved steps lead up to the front door. An external built-in cupboard also provides useful additional storage.
Entrance Hallway
Access to the property is via a upvc part glazed front door, opening into a welcoming entrance hall finished with grey wallpaper and carpeted flooring. Two generously sized built in cupboards provide excellent storage, adding to the practicality of the space. A ceiling light, smoke detector, radiator and power point complete the hallway.
Lounge
5.677m x 3.112m (18'07" x 10'02")
This bright and welcoming reception room offers generous living space, finished with cosy carpeting and magnolia painted walls. A large rear facing window, together with a further front facing window, allows natural light to flow throughout the room, creating a lovely light and airy feel.
A contemporary feature media wall provides an attractive focal point, incorporating a built in electric fire and designated space for a television. The room is further equipped with two radiators, multiple power points and a smoke detector.
Kitchen Diner
3.657m x 5.106m (12'00" x 16'09")
The social kitchen is a well appointed and practical space, fitted with a range of wall and base units featuring attractive wood effect frontages. Black work surfaces and a cream metro tile splashback provide a stylish contrast, complemented by magnolia painted walls and black tile effect vinyl flooring.
The kitchen is well equipped with an under counter oven, four ring gas hob, stainless steel extractor hood, dishwasher and under counter fridge, all of which are included in the sale. There is also additional space for an under counter washing machine and freezer. A stainless steel sink with drainer and mixer tap is positioned beneath a window overlooking the garden, allowing plenty of natural light into the room. A further window within the dining area, together with a half glazed upvc door, provides additional natural light. Two ceiling lights and under unit lighting ensure the space is well illuminated, while power points, a radiator and heat detector complete this well equipped kitchen.
Living Level Toilet
0.977m x 1.729m (3'02" x 5'08")
An essential room for modern day living, which has been decorated with papered walls, and wood effect vinyl flooring. The suite comprises of a close coupled toilet and a pedestal sink. There is a ceiling light, a radiator and a window to the front to finish off the room.
Stairs and Landing
The carpeted staircase and landing are complemented by grey wallpaper, creating a cohesive finish throughout the upper level. A side facing window allows natural light to brighten the space, while two useful storage cupboards provide excellent additional storage. The area is well equipped with downlights and a smoke detector.

Primary Bedroom
2.993m x 3.171m (9'09" x 10'04")
This well proportioned double bedroom is finished with magnolia painted walls and a feature wallpapered wall, complemented by carpeted flooring. A front facing window allows plenty of natural light to fill the room, with a ceiling light providing additional illumination. A built in cupboard offers useful storage, while a radiator and power points complete this comfortable bedroom.

Bedroom Two
2.605m x 4.059m (8'06" x 13'03")
This well presented double bedroom offers a comfortable and contemporary space, finished with grey painted walls and carpeted flooring. A rear facing window allows plenty of natural light to flow into the room, complemented by a ceiling light for additional illumination. A radiator and power points finish the room.

Bedroom Three
2.832m x 3.245m (9'03" x 10'07")
The third double bedroom is a lovely, well proportioned space positioned to the rear of the property. The room is finished with grey painted, a feature wallpapered, walls and carpeted flooring. Three built in cupboards provide excellent storage, two of which offer useful wardrobe space. A window allows natural light to fill the room, while a ceiling light, radiator and power points complete this comfortable bedroom.

Family Bathroom
1.909m x 3.229m (6'03" x 10'07")
The well appointed bathroom features a four piece suite comprising a bath, separate shower enclosure with mains shower, built in vanity unit with integrated sink and a back to wall toilet.
The room is finished with cream wallpaper and wet wall panelling, complemented by cream vinyl flooring for a coordinated look. A front facing window allows natural light into the space, while downlights provide additional illumination. A chrome heated towel rail and attic hatch, offering access to useful additional storage, complete the room.

Garden
The south west facing rear garden has been thoughtfully landscaped to create an attractive, low maintenance outdoor space, ideal for relaxing and entertaining. Fully enclosed by fencing, the garden features artificial grass, a raised timber decked area and decorative stones to finish, providing a variety of spaces to enjoy throughout the year.
A wooden garden shed is included in the sale, offering useful additional storage. A rear access gate provides convenient access to the parking area, adding further practicality to this well maintained outdoor space.

Additional Items
All fitted floor coverings and kitchen appliances mentioned, will be 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 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.

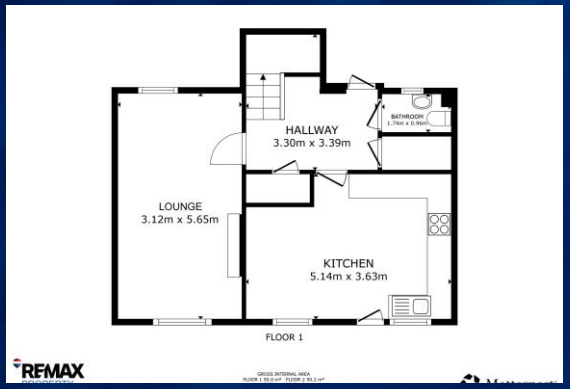






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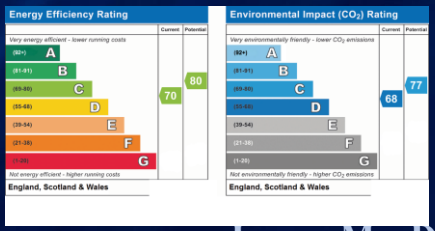




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