



124 Ravenswood Rise, Livingston

Offers Over £145,000

# 124 Ravenswood Rise

## Livingston

Situated within the popular Dedridge area of Livingston, Ravenswood Rise offers a fantastic opportunity for buyers looking for a property with space, potential and convenience. With generously proportioned accommodation across two levels, excellent storage throughout and a recently refurbished bathroom, this property provides the perfect blank canvas to create a wonderful home.

On arrival, the property benefits from a private driveway with space for two vehicles, alongside a fantastic south-facing front garden. Fully enclosed by fencing, this outdoor space enjoys a sunny aspect and offers plenty of potential for buyers looking to create an attractive garden or outdoor seating area.

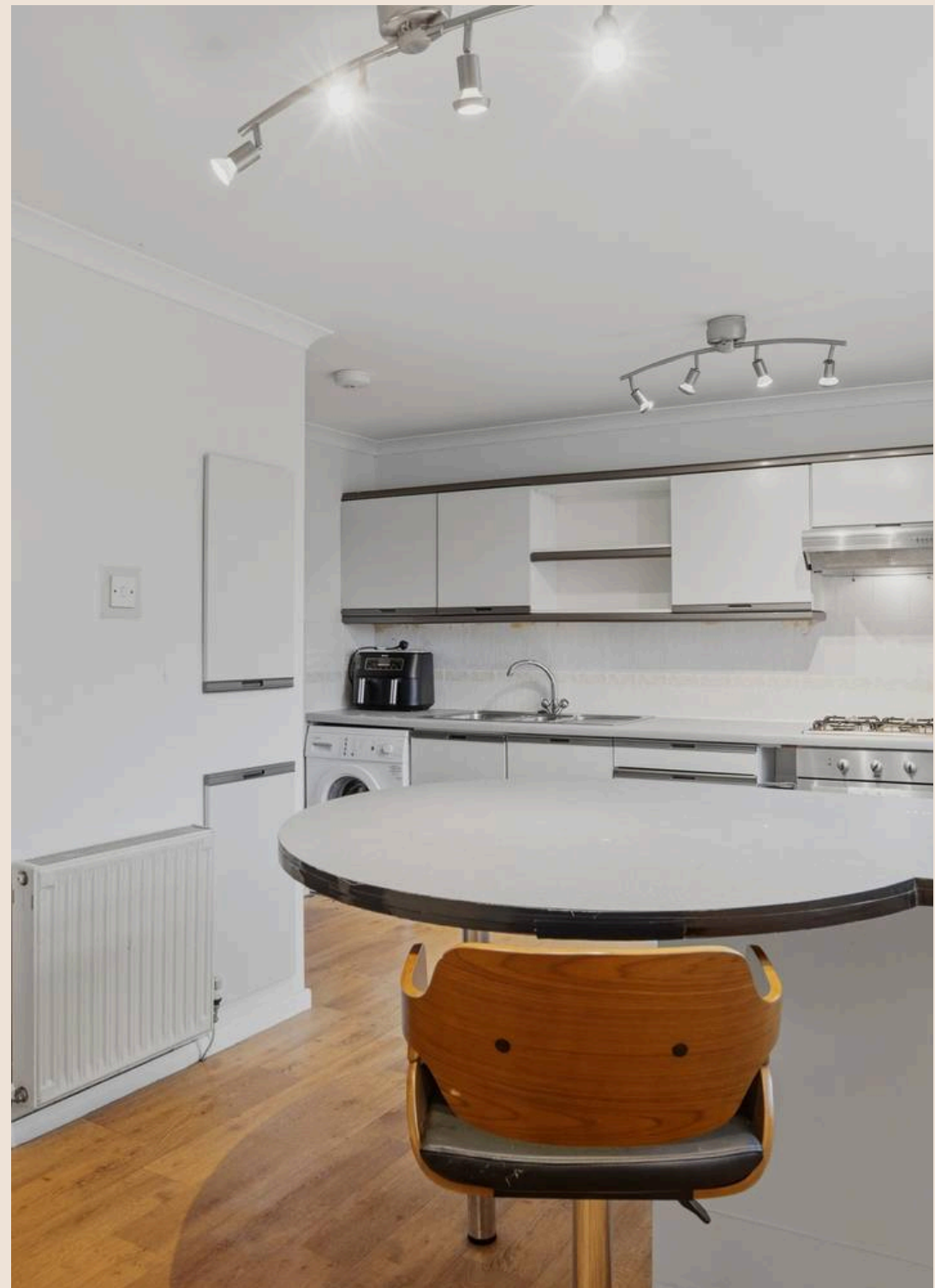
Stepping inside, you are welcomed by a small entrance porch, providing a practical space to remove coats and shoes before entering the main accommodation. With useful storage cupboards positioned on either side, there is plenty of room to keep everyday essentials neatly tucked away.

Continuing through into the hallway, the lounge is positioned to the front right hand side of the property. This is a generously sized living space, offering plenty of flexibility when it comes to furniture arrangements. A large window allows an abundance of natural light to flood the room, creating a bright and welcoming atmosphere. With ample space for comfortable seating and additional furnishings, this room has all the potential to become a fantastic family living area.

Returning to the hallway, you'll find a further useful storage area tucked beneath the staircase, making excellent use of the available space.

Positioned to the rear of the property is the kitchen, which spans the full width of the home, providing an impressively spacious and versatile area. The generous proportions offer plenty of potential for buyers looking to modernise or reconfigure the space to suit their own tastes. A central breakfast bar provides a convenient spot for casual dining, morning coffees or socialising while preparing meals. With ample room for kitchen storage and appliances, this is a space that could become the real heart of the home.

A rear door provides direct access to the enclosed back garden, offering a further outdoor space to enjoy. The garden is predominantly laid to lawn, with surrounding fencing and space to introduce seating, planting or landscaping to suit your needs. An additional benefit is the sense of privacy to the rear, with a footpath separating the property from the neighbouring gardens rather than having another garden directly adjoining the rear boundary.



Heading upstairs, the property continues to impress with two particularly generous double bedrooms, alongside excellent additional storage.

The first bedroom is positioned to the rear of the property and, much like the kitchen below, spans the full width of the home. This is a fantastic-sized room, offering plenty of flexibility for bedroom furniture, a dressing area or even a dedicated workspace. A window overlooks the rear garden, while a built-in wardrobe cupboard provides valuable additional storage.

Off the upper landing, there is also a substantial storage cupboard positioned above the staircase, ideal for keeping household essentials, bedding and other belongings neatly organised.

The principal bedroom is located to the front of the property and is another standout feature when it comes to space. Currently accommodating a king-size bed, the room offers generous proportions and could comfortably accommodate a super king size bed alongside additional bedroom furnishings. Whether you envision fitted wardrobes, a dressing table or additional storage, there is plenty of flexibility to create a bedroom that works for you. A further built in storage cupboard adds to the practicality of this impressive room.

The real showstopper, however, has to be the beautifully refurbished family bathroom.

Finished in a striking contemporary style, the bathroom provides a fantastic contrast to the property's potential elsewhere and is one area where the hard work has already been done.

Large format white marble-effect wall panels with elegant grey veining create a luxurious, seamless finish, complemented beautifully by contrasting black fixtures and fittings. The bathroom features a modern white bath with a glazed shower screen and an overhead rainfall shower, alongside a separate handheld shower attachment for everyday convenience.

A contemporary black shower system, matching bath fittings and a sleek black heated towel rail add to the stylish finish. The room also benefits from a modern white pedestal wash hand basin with a black mixer tap, a contemporary WC and a mirrored wall cabinet providing useful storage.



Completing the space are modern grey floor tiles, recessed ceiling lighting and a frosted window allowing natural light into the room while maintaining privacy.

The result is a stylish, modern bathroom with a timeless finish, offering a little touch of luxury within a home full of potential.

One of the biggest attractions of Ravenswood Rise is undoubtedly its location. Situated in the well established and popular Dedridge area of Livingston, the property is ideally positioned for buyers looking to enjoy the convenience of having everyday amenities, excellent transport connections, schools and outdoor spaces all within easy reach.

For families, the location is particularly appealing, with Bankton Primary School and The James Young High School both within walking distance, making the morning school run that little bit easier. The surrounding area also offers a selection of nurseries and additional educational facilities, contributing to its appeal for families of all ages.

Those who enjoy spending time outdoors will appreciate the nearby Froggy Pond, a popular local green space offering an opportunity to enjoy peaceful walks, fresh air and a little escape from the hustle and bustle of everyday life. With further walking routes and green spaces throughout the surrounding area, there are plenty of opportunities to get outdoors without having to travel far from home.

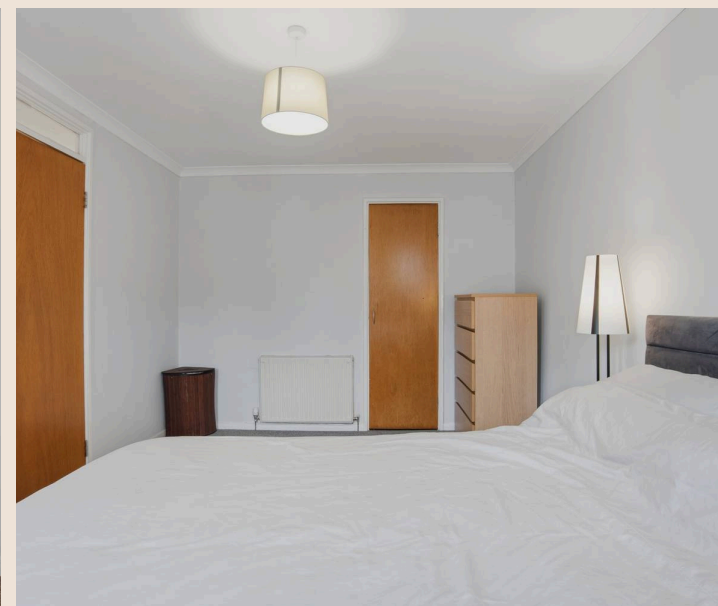
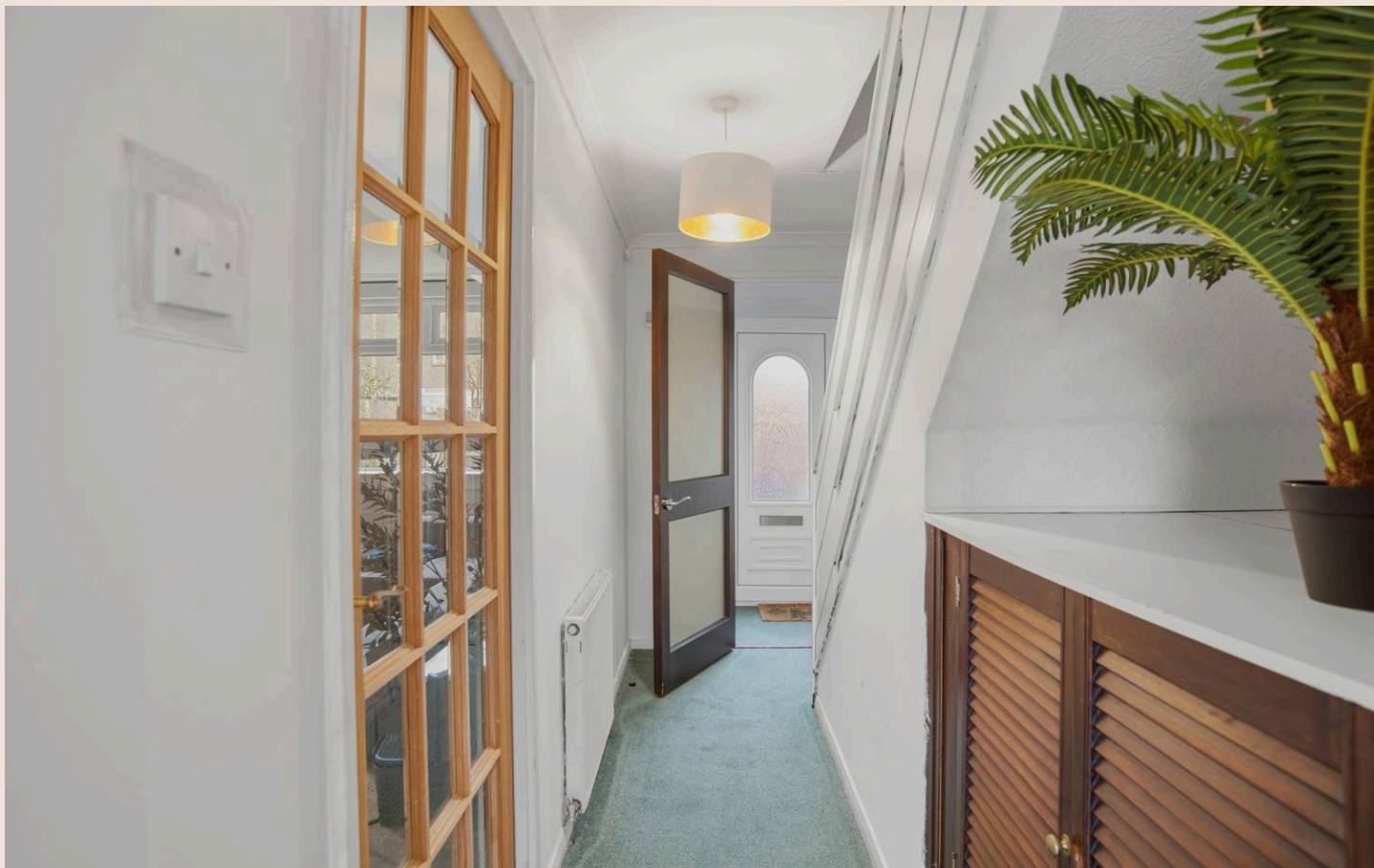
Convenience is another major selling point. Livingston's extensive range of shopping and leisure facilities is within easy reach, including The Centre Livingston and Livingston Designer Outlet, offering an excellent selection of high street retailers, restaurants, cafés and entertainment options.

Everyday essentials are also close at hand, with local shops, medical facilities, pharmacies and other amenities accessible within the surrounding area, making day to day life incredibly convenient.

For those commuting, the property is particularly well positioned. A bus stop close to the street provides convenient access to local public transport services, while Livingston South railway station is within walking distance, offering rail connections towards Edinburgh and Glasgow.

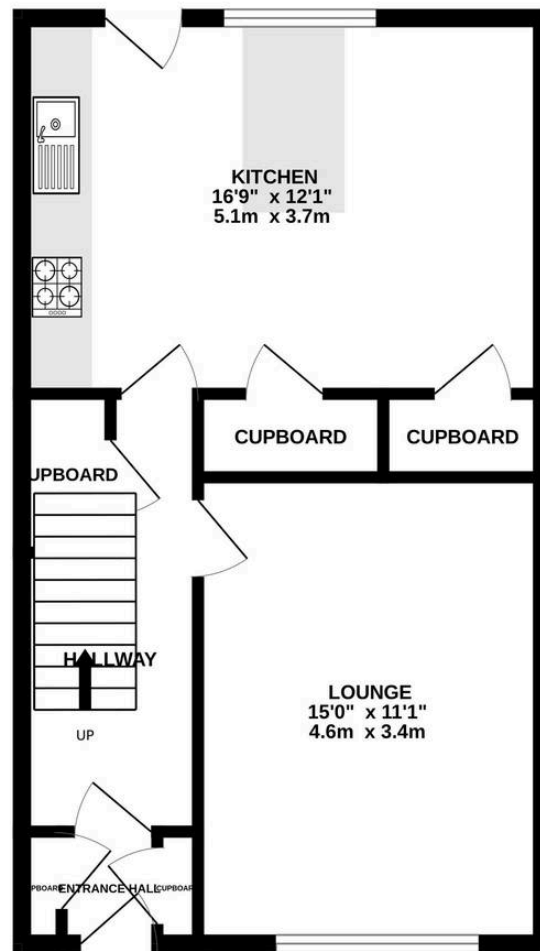
The nearby road network also provides straightforward access to the wider West Lothian area and beyond, making this an excellent base for those travelling by car.

Home Report Value- £150,000

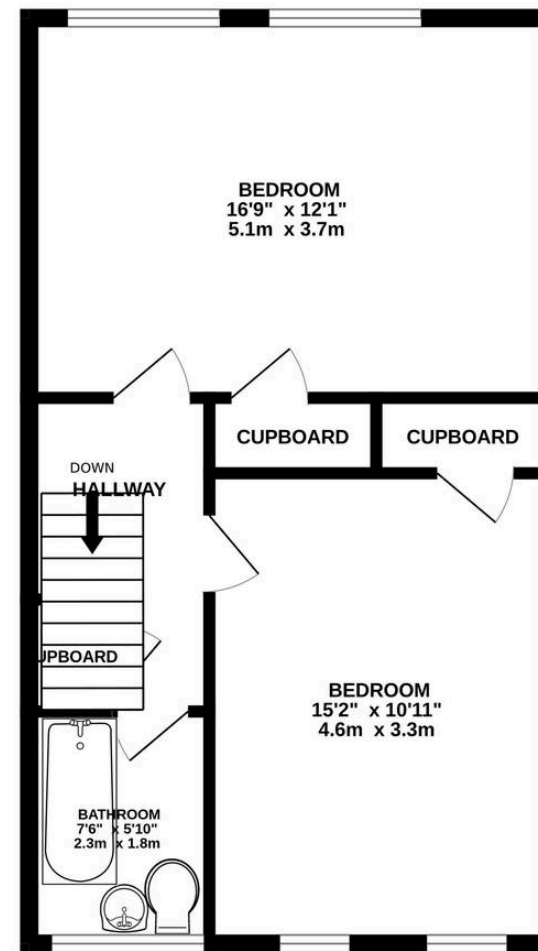




GROUND FLOOR



1ST FLOOR



124 RAVENSWOOD RISE

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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