



54 Abbotsford Rise, Livingston

Offers Over £229,000



54 Abbotsford Rise

Livingston

Impressive four-bedroom semi with extended open-plan kitchen, utility, shower room, enclosed garden, and potential for double garage. Freehold. Council Tax Band B. No factor fee.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance hall

8' 4" x 6' 0" (2.55m x 1.84m)

A bright and welcoming entrance hallway, accessed via a PVC glazed entrance door with glazed side panels, allowing plenty of natural light to flow into the space. The hallway is finished with wood-effect laminate flooring, a central ceiling light and radiator. Excellent storage is provided by a generous downstairs storage cupboard and an additional shelved cupboard, offering practical space for coats, shoes and everyday household essentials. From the hallway there is direct access to the downstairs shower room, lounge and kitchen/diner, with the staircase providing access to the upper level.

Downstairs Shower Room

6' 2" x 7' 5" (1.89m x 2.27m)

A stylish and contemporary downstairs shower room, finished with wood-effect laminate flooring and partially tiled walls. The suite comprises a WC, separate vanity unit with wash-hand basin and modern mixer tap, together with a generous glazed shower enclosure featuring a mains shower with rainfall showerhead and separate handheld attachment. Further features include recessed ceiling spotlights, radiator and extractor fan, while a frosted front-facing window provides natural light while maintaining privacy.





Kitchen Diner

21' 4" x 9' 3" (6.51m x 2.83m)

A beautifully presented open-plan kitchen and dining room, extended in 2004 to create a spacious and sociable heart of the home. An open archway flows seamlessly into the lounge, while the generous dining area comfortably accommodates a large dining table and chairs. A breakfast bar provides the perfect setting for casual dining and entertaining. The well-appointed kitchen offers an excellent range of wall and base units with generous worktop space, an electric oven and gas hob with extractor above. A large rear-facing window allows plenty of natural light to fill the room and sits above a stainless-steel sink and drainer with mixer tap. Wood-effect laminate flooring, wall lighting and a large radiator complete the space. There is also space and plumbing for a dishwasher, while the American-style fridge freezer is included in the sale. Direct access leads into the adjoining utility room, adding further practicality to this impressive family space.

Utility Room

9' 3" x 4' 11" (2.82m x 1.50m)

A practical and well-equipped utility room providing excellent additional storage and everyday workspace, with tiled flooring and direct access to the rear garden via a half-glazed PVC door. A rear-facing window provides natural light, while there is dedicated space for both a washing machine and tumble dryer. A stainless-steel sink and drainer with mixer tap is set within the worktop, complemented by generous cupboard storage including wall-mounted units, an under-sink cupboard and a useful full-height double storage unit. Further features include a radiator, central ceiling light and extractor fan





Lounge

16' 2" x 10' 6" (4.92m x 3.20m)

A beautifully presented and generously proportioned lounge, offering a bright and comfortable space for relaxing and entertaining. The open connection to the kitchen/diner creates a sociable flow through the main living areas, while fully glazed French doors open directly onto the rear garden, providing plenty of natural light and an easy connection between indoor and outdoor living. The lounge is finished with wood-effect laminate flooring and recessed ceiling spotlights, while a contemporary wall-mounted electric fire creates an attractive focal point. A radiator completes this spacious principal living area.

Upper Landing

The spacious upper landing is arranged across a split staircase, creating a practical layout. One section provides access to Bedroom Three, while the other leads to Bedrooms One, Two and Four and the family bathroom. A front-facing window provides natural light, complemented by central ceiling lighting and a radiator. Excellent storage is a particular feature, with a very generous boiler cupboard and a large shelved storage cupboard positioned beside the family bathroom. The landing also provides access to the attic, offering further useful storage potential.

Family Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

A spacious and well-presented family bathroom featuring a generous corner bath with mixer tap and a separate ceramic wash-hand basin with traditional hot and cold taps. The suite is completed by a WC, with partially tiled walls and tiled flooring providing a practical and attractive finish. A front-facing window allows plenty of natural light into the room, while recessed ceiling spotlights and a radiator complete this bright and comfortable family bathroom.





Bedroom One

10' 8" x 8' 5" (3.26m x 2.57m)

Located conveniently beside the family bathroom, Bedroom One is a generously proportioned and beautifully presented double bedroom. A rear-facing window provides plenty of natural light, while soft carpeted flooring, a central ceiling light and radiator complete the room. Excellent storage is provided by a substantial run of fitted wardrobes with mirrored sliding doors, with part of the fitted area currently utilised as a useful dressing and vanity space. The room comfortably accommodates a double bed with ample space for additional bedroom furniture, creating a spacious and versatile principal bedroom.

Bedroom Four

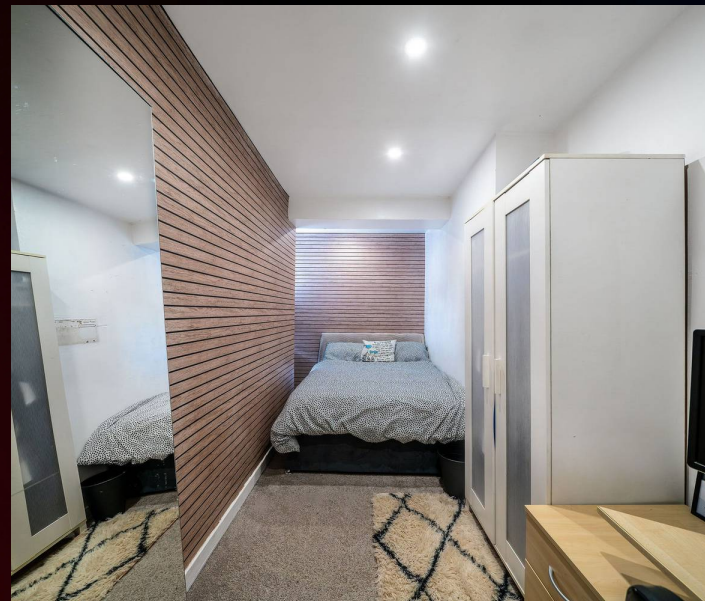
10' 8" x 6' 7" (3.26m x 2.01m)

Bedroom Four is a bright and well-proportioned double bedroom, finished with wood-effect laminate flooring and benefiting from a rear-facing window providing plenty of natural light. The room comfortably accommodates a double bed with space for additional freestanding furniture, making it a practical and versatile bedroom. A central ceiling light and radiator complete the space, while the current wardrobe is also included in the sale.

Bedroom Two

14' 10" x 5' 11" (4.51m x 1.81m)

Bedroom Two is a generously proportioned and bright double bedroom, offering excellent space for a double bed alongside a range of freestanding bedroom furniture. A side-facing window provides natural light, while soft carpeted flooring creates a comfortable finish. The generous length of the room allows ample space for a dedicated desk/home-working area in addition to the bedroom furniture, while recessed ceiling spotlights and a radiator complete this spacious and versatile room.





Bedroom Three

11' 0" x 6' 8" (3.36m x 2.02m)

Bedroom Three is a bright and generously proportioned double bedroom, benefiting from a rear-facing window which allows plenty of natural light into the room. Finished with wood-effect laminate flooring, the room comfortably accommodates a double bed with ample additional space for freestanding bedroom furniture. Recessed ceiling spotlights and a radiator complete this well-presented and versatile room, making it ideal for family members, guests or use as a spacious home office if desired.





REAR GARDEN

The fully enclosed south-west facing rear garden provides a private and low-maintenance outdoor space ideal for relaxing, entertaining and family life. A generous decked area offers ample space for outdoor dining, summer barbecues and seating, complemented by an artificial lawn and attractive rockery borders. French doors from the lounge provide direct access onto the garden, creating an easy connection between the indoor and outdoor living spaces, while gated side access adds further practicality. The garden also benefits from an outside tap, and the existing garden shed will be included in the sale.

FRONT GARDEN

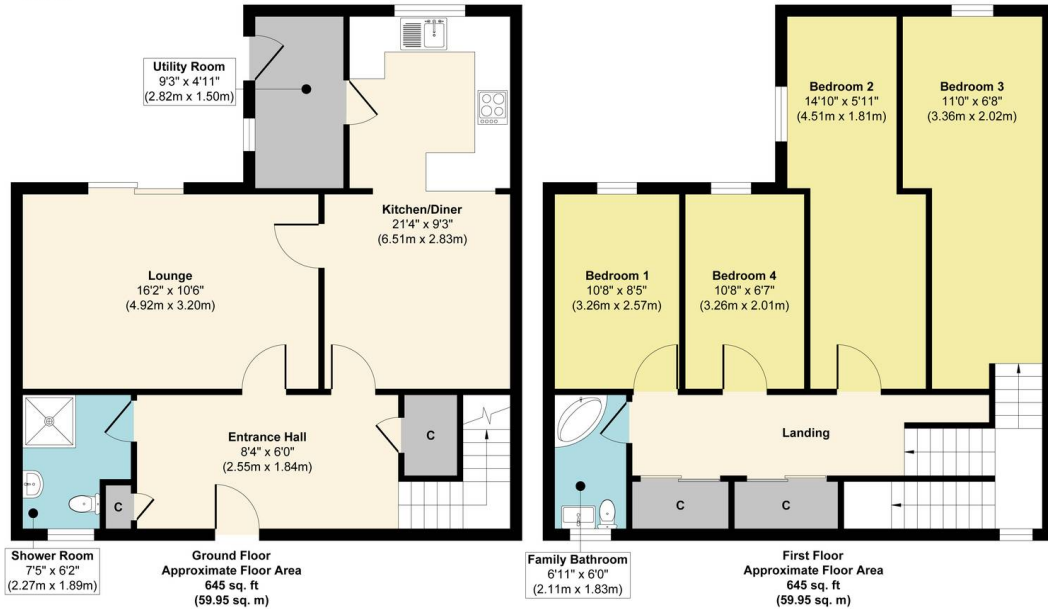
The property benefits from a generous area of additional land to the front, owned by the property and providing an attractive open frontage. A paved pathway leads directly to the front entrance, with areas of low-maintenance artificial grass positioned to either side of the doorway. The additional front land previously benefited from planning permission for the erection of a double garage and driveway, highlighting the potential this area may offer for future use, subject to obtaining any necessary planning permission and consents.

OFF STREET

2 Parking Spaces

The property benefits from ample resident and visitor parking conveniently positioned to the front of the home, providing easy access for both the household and visiting guests. Parking is unallocated, offering flexibility across the available spaces, and the current owners advise that they have always found parking readily available throughout their time at the property.





Approx. Gross Internal Floor Area 1290 sq. ft / 119.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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