



9 Peveril Rise,
Dedridge, Livingston
EH54 6NU
Offers Over £154,000

Caesar & Howie
Solicitors & Estate Agents



9 Peveril Rise

Livingston Dedridge EH54 6NU

An excellent first time buy is offered from this well presented end terraced villa, situated in a central and sought after location. The accommodation is in fresh order throughout and holds further potential. Rooms are well proportioned and extras are included. There is a good size garden to rear with south facing position. The location has easy access to nearby schools, rail station, town centre shopping and amenities. Early/flexible entry is available. Chain free.

- Entrance hall
- Lounge & dining area
- Fitted kitchen
- Two double bedrooms
- Bathroom
- GCH & DG
- Gardens
- Street parking
- Council Tax Band B
- Floor area TBC

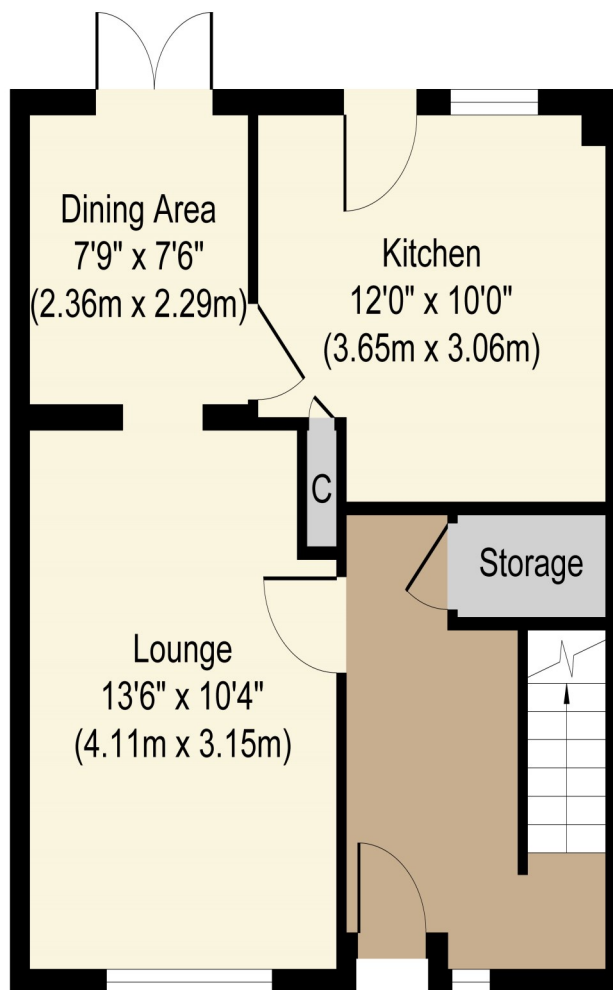


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries [@caesar-howie.co.uk](mailto:enquiries@caesar-howie.co.uk)

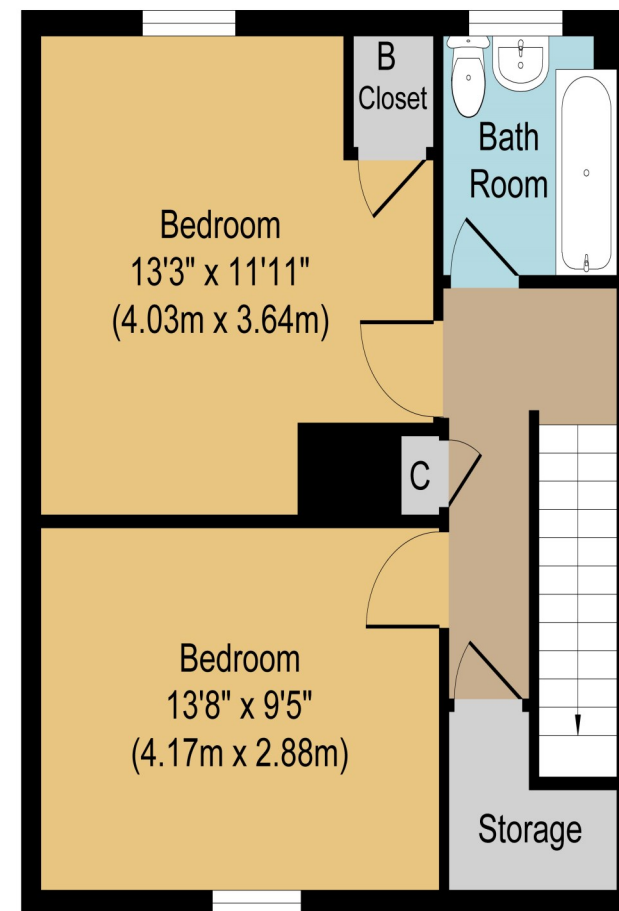


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Ground Floor



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.

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