



RE/MAX Property



136 Nigel Rise, Livingston, EH54 6LX



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This wonderful terraced home is situated in the central Livingston Dedridge area, making it an ideal choice for families. Located on Nigel Rise, this spacious property features 3 double bedrooms, a low maintenance rear garden, and a sun room, catering to a variety of needs. Lorna MacDonald and REMAX Property are delighted to bring this fantastic home to the market.

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 front of the property offers an attractive and welcoming approach, with a combination of paved and decorative stone finishes bordered by mature planted beds. The garden is enclosed by a bespoke fence, complete with a gated entrance that enhances both security and kerb appeal.

Entrance Hallway

Access to the property is via a upvc part glazed front door, opening into a welcoming entrance hall with light grey papered walls, a feature patterned wallpaper, and grey wood effect laminate flooring. A generous built in cupboard, complete with power and lighting, and further useful under stair storage, provides excellent storage space. The hall is finished with a ceiling light, radiator and power point.

Lounge Diner

7.480m x 3.204m (24'06" x 10'06")

This inviting reception room features grey wood effect laminate flooring, complemented by turquoise and orange painted walls. A large front facing window fills the room with an abundance of natural light, while an internal rear window overlooking the sun room enhances the sense of space and brightness. There is ample room for both lounge and dining space. Two ceiling lights provide additional illumination, and the room is further equipped with two radiators, multiple power points and a smoke detector.

Breakfasting Kitchen

4.359m x 3.005m (14'03" x 9'10")

The kitchen, the heart of the home, has been thoughtfully designed with a range of wall and base units featuring light grey and blue frontages. Black work surfaces with a matching splashback complement the blue feature walls and laminate flooring, creating a stylish and contemporary finish.

The kitchen is well equipped with an integrated eye level oven and grill, a five ring gas hob and a stainless steel extractor hood, all of which are included in the sale. There is also space for a tall fridge freezer and a dishwasher.

A stainless steel one and a half bowl sink with drainer and mixer tap is positioned beneath an internal window overlooking the sun room, allowing additional natural light into the space. Further illumination is provided by a ceiling light and under unit lighting, creating a bright and practical working environment. The kitchen also benefits from multiple power points, a radiator and a heat detector, completing this well appointed space.

Living Level Toilet

0.961m x 1.744m (3'01" x 5'08")

An essential room for modern day living, which has been decorated with papered walls, and wood effect laminate flooring. The suite comprises of a close coupled toilet and a wall hung sink. There is a ceiling light and a window to the front to finish off the room.

Sun Room

3.193m x 5.085m (10'05" x 16'08")

Providing an excellent additional reception space to the rear of the property, the sun room is attractively presented with blue décor, complemented by a feature wallpapered wall and laminate flooring. Triple aspect windows flood the room with natural light, while two ceiling lights ensure it remains bright throughout the day. A glazed door provides direct access to the rear garden, enhancing the connection between indoor and outdoor living.

Offering versatile accommodation, the room provides ample space for seating together with a practical utility area. This is fitted with a black work surface and offers space for up to three under-counter appliances. Power points, a smoke detector and a radiator complete this bright and functional room.

Stairs and Landing

The laminate finished stairs and landing are complemented by light grey painted and papered walls. The area is well equipped with downlights, a ceiling light, a smoke detector, and an attic hatch for easy access to extra storage.

Primary Bedroom

3.377m x 3.083m (11'00" x 10'01")

A well proportioned double bedroom, finished with wallpapered walls and laminate flooring. A front facing window allows for an abundance of natural light, complemented by a ceiling light to provide additional illumination. The room benefits from a built in corner wardrobe offering both hanging and shelving storage. A radiator and multiple power points complete this space.

Bedroom Two

2.704m x 4.044m (8'10" x 13'03")

This well presented double bedroom features grey papered walls and laminate flooring, creating a calm and contemporary feel. A rear facing window allows natural light to fill the room, complemented by a ceiling light for additional illumination. The room benefits from a generous corner wardrobe, offering both hanging and shelving storage. A radiator and multiple power points complete this practical room.

Bedroom Three

3.160m x 3.523m (10'04" x 11'06")

The final double bedroom, a lovely space located at the rear of the house, is finished with patterned papered walls and laminate flooring. A window allows natural light to fill the room, while a ceiling light, radiator, and power points complete the space.

Family Bathroom

2.366m x 3.083m (7'09" x 10'01")

The bathroom is well appointed with yellow painted walls, a grey feature wallpaper and practical cushioned waterproof flooring. Fitted with a contemporary four piece suite comprising a bath, a shower enclosure with an electric waterfall and handheld shower, a close coupled toilet, and a vanity sink.

A front facing window provides plenty of natural light, complemented by downlights. The room is further enhanced by a chrome towel rail and an extractor fan, completing this stylish bathroom.

Rear Garden

The rear garden has been designed with ease of maintenance in mind, providing an attractive and private outdoor space for relaxation and entertaining. Fully enclosed by fencing, the garden is finished with paving, creating a versatile area suitable for a variety of uses. Two substantial garden sheds are included in the sale, offering excellent storage solutions. A rear access gate adds further practicality, completing this enjoyable outdoor retreat.

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

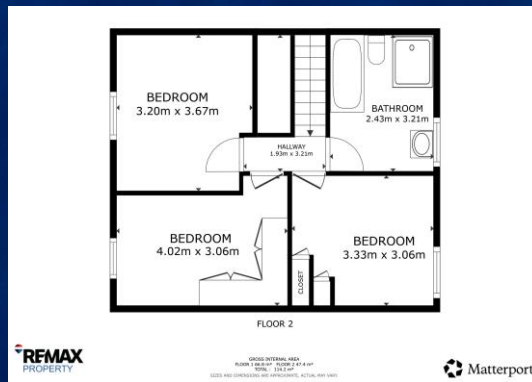
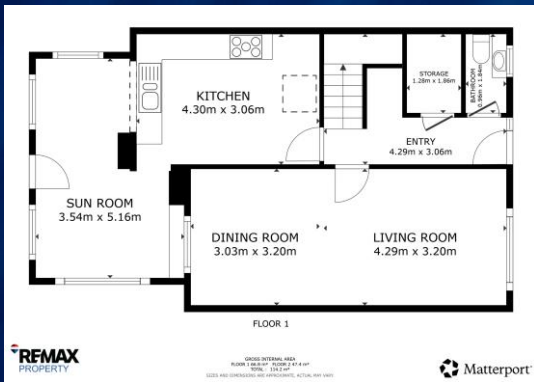
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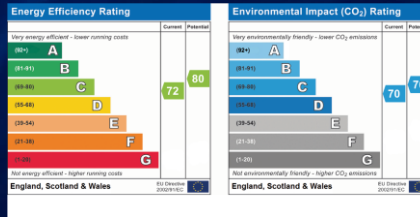
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