



60 Peveril Rise, EH54 6NU

Livingston - Offers Over £195,000







There are homes that simply tick the boxes, and then there are homes that make you want to put your bags down and stay. 60 Peveril Rise is one of those homes. A beautifully upgraded end-terraced family home, this is a property where the hard work has already been done and the finishing touches have been considered throughout. Stylish, fresh and wonderfully easy to live in, it combines a modern interior with the kind of practical family space that makes everyday life feel just a little easier.

From the moment you arrive, there is a lovely sense that this home has been cared for. The exterior has been re-harled and benefits from cavity wall insulation, while the boiler was upgraded in 2025. Double glazing, quality flooring, upgraded internal doors and a beautifully finished interior all add to that reassuring feeling that there is very little left to do other than move in and enjoy it.

The front garden is laid to lawn and fully enclosed within timber fencing, with a paved pathway leading you to the front door. It is a welcoming first impression and a lovely introduction to what lies beyond.

Step inside and the hallway immediately sets the tone. Fresh, bright and beautifully finished, it features a bespoke hand-painted feature wall that brings a real sense of individuality to the space. There is clever storage beneath the stairs, together with an additional store cupboard, proving that style here has never come at the expense of practicality. Quality laminate flooring continues through the hallway, with doors leading through to the main living space and kitchen, while the carpeted staircase rises to the upper landing.

And then there is the lounge and dining area... Dual aspect windows fill this room with natural light, while the fresh neutral decor creates an inviting backdrop that works beautifully for both family life and entertaining. It is the kind of room that feels immediately comfortable - somewhere to settle in at the end of the day, stretch out on the sofa, enjoy dinner together or simply spend time without feeling like you need to be anywhere else.

A door leads through to the kitchen, and this is where the house really makes an impression. The kitchen is a genuine showstopper. Beautifully finished with modern wall and base units, generous worktop space and a complementary splashback, it has that polished, contemporary feel that makes the heart of the home feel every bit as special as the rest of it. Integrated appliances include a five-burner gas hob, stainless steel extractor hood, oven, microwave, dishwasher and fridge freezer, while spotlights provide a clean, modern finish. Underfoot, herringbone-effect vinyl flooring adds another layer of style while remaining wonderfully practical for busy family life. There is also direct access from the kitchen to the rear garden, making summer days, muddy shoes and everyday family life that little bit easier.

The cloakroom sits conveniently off the kitchen and continues the home's stylish feel, with a modern finish and rear-facing window bringing natural light into the space.

Upstairs, the sense of quality continues. There are three genuinely comfortable double bedrooms, each beautifully styled and finished with cosy carpeting. The landing itself features another bespoke hand-painted feature wall, adding a little character as you move through the home along with a large store which houses the boiler.

Bedroom one is a particularly generous space, comfortably accommodating a super king-sized bed while still leaving plenty of room around it. Fitted wardrobes provide useful storage, while a pretty feature wallpaper adds a softer, more personal touch. Bedroom two is equally impressive, with built-in wardrobes incorporating drawers, hanging space and shelving - the kind of thoughtful storage that makes everyday living so much easier. Bedroom three is another sizeable double, with ample space for free-standing furniture and plenty of flexibility depending on how your family chooses to use the space.

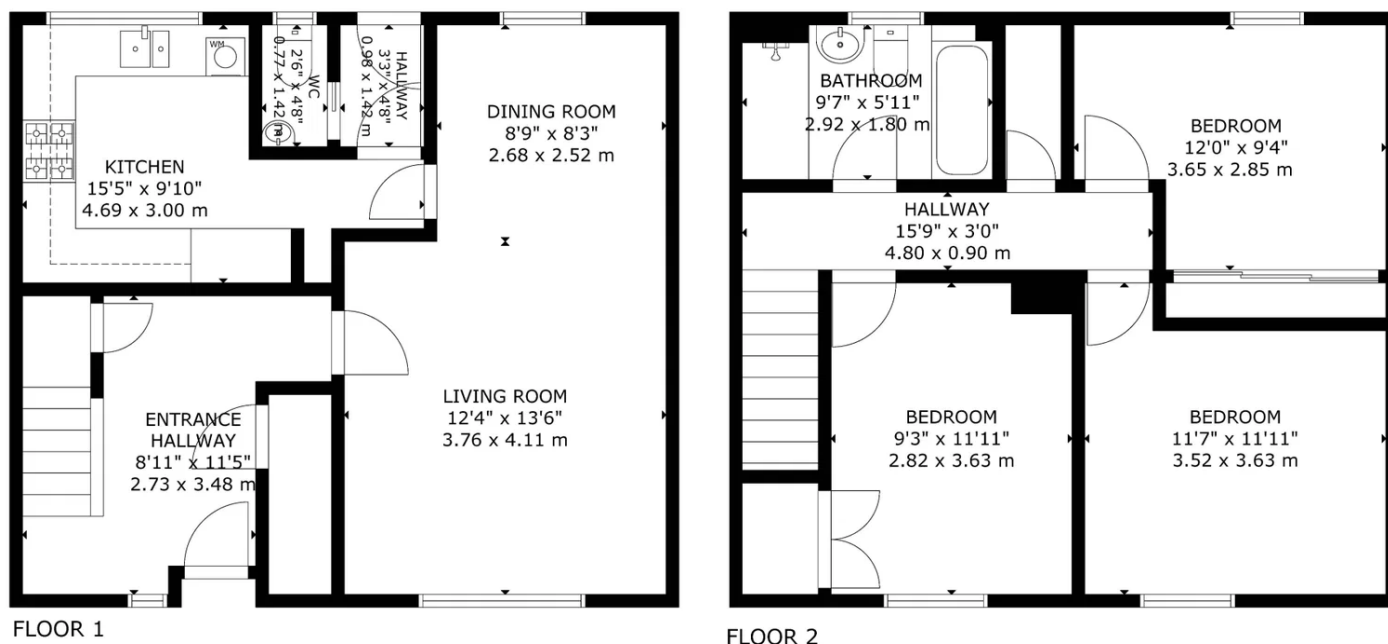
And then there is the family bathroom - elegant, contemporary and beautifully finished. Marble-effect wet wall panels create a luxurious feel, complemented by stylish black finishes, lovely recessed niches providing a practical yet beautifully designed touch, and herringbone-effect vinyl flooring underfoot. It is a room that feels considered rather than purely practical, bringing another touch of sophistication to this already impressive home.

Outside, the rear garden has been designed with family life in mind. A paved patio provides the perfect spot for outdoor seating and summer evenings, while the remainder is laid to lawn. Fully enclosed within timber fencing, it offers a secure and practical space for children and pets, with a garden shed providing useful additional storage.

This is a home that really does feel ready for the next chapter. The big jobs have been taken care of. The kitchen is stylish, the bathrooms are beautifully upgraded, the bedrooms are ready to enjoy, and the overall finish is fresh, modern and wonderfully inviting.

Extras: floor coverings, blinds, light fittings (except in the hallway), integrated appliances and the garden shed.





Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

