



105 Nigel Rise,
Dedridge, Livingston
EH54 6LX
Fixed Price £125,000

Caesar & Howie
Solicitors & Estate Agents



105 Nigel Rise

Livingston EH54 6LX

An excellent retirement property or starter home is offered from this rarely available and popular style terraced bungalow, set within a highly sought after area and well placed for local amenities, public transport and town centre. The well laid accommodation has a spacious and bright lounge, sizable kitchen with many units and storage, a good size double bedroom and fully tiled shower room. A small conservatory leads to an enclosed garden to rear with private and sunny position. Many extras can be included by discussion. Early viewing is advisable and flexible entry is available. Chain free.

- Entrance hall/storage areas
- Lounge
- Fitted kitchen
- Double bedroom
- Shower room
- Conservatory
- GCH & DG
- Enclosed gardens
- Parking close by
- Council Tax Band A
- Approx 50m²



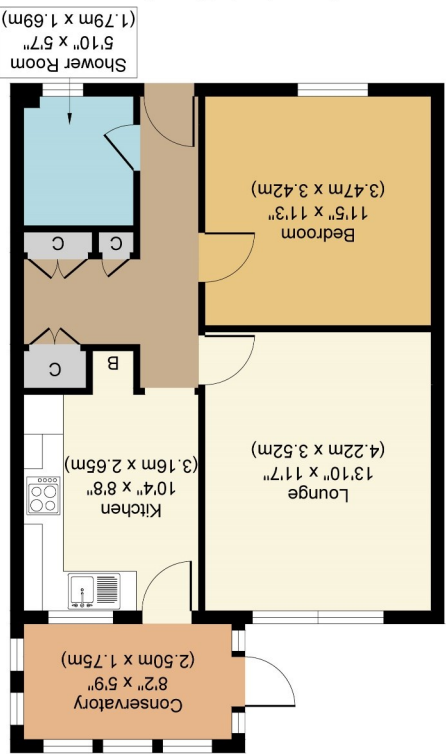


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Approximate Floor Area
584 sq. ft
(54.21 sq. m)



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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