



90 Ambrose Rise, Livingston

Offers Over £165,000



90 Ambrose Rise

Livingston

Offering generous accommodation across three levels, this substantial five bedroom terraced home on Ambrose Rise presents an excellent opportunity for investors, developers or buyers seeking a renovation project. Requiring refurbishment and modernisation throughout, the property offers an impressive amount of space, a flexible layout and plenty of scope to create a fantastic family home.

To the front, a spacious paved driveway provides private off street parking, complemented by a separate garage offering additional parking or storage.

Stepping inside, the entrance hallway leads through to a generously proportioned lounge, with a large front facing window allowing plenty of natural light to fill the room. The space offers excellent potential to create a comfortable and stylish main living area.

To the rear, the kitchen provides a practical layout with a range of wall and base units, worktop space and room for appliances. There is also space for a dining area, with a window overlooking the rear garden. Completing the ground floor is a convenient WC and useful storage cupboard.

The first floor accommodates three well proportioned double bedrooms, each offering flexibility for a growing family. Also on this level is the family bathroom.

Continuing to the second floor, there are two further bedrooms, providing excellent additional accommodation. This level also benefits from a particularly generous storage room, offering valuable space for household belongings and adding to the practicality of the property.



Outside, the south east-facing rear garden is arranged over different levels, with paved areas, raised planting sections and steps leading to the upper garden. Although requiring attention, it offers plenty of potential to create an attractive outdoor space for relaxing and entertaining.

This is a home with so much to offer. With five bedrooms, generous living space and a garden ready to be reimagined, there is a wonderful opportunity to breathe new life into the property and create something truly special. Whether you're looking for your next investment or a place to put down roots and make your own, Ambrose Rise offers the space and potential to become a lovely family home for years to come.

Situated within the popular residential area of Dedridge, this property enjoys a fantastic location for families, with a great selection of local amenities, schooling and outdoor spaces nearby. Dedridge Primary School and St Ninian's Primary School serve the wider area, while secondary education is available at James Young High School and St Margaret's Academy, subject to catchment confirmation.

Families can enjoy nearby parks, play areas and scenic walking routes, including the popular Murieston Trail, with Trail Bean Café providing a lovely spot for coffee and a bite to eat. Livingston's extensive leisure facilities, sports activities and family entertainment, are also within easy reach.

For shopping and dining, Livingston Designer Outlet and The Centre offer an excellent variety of high street stores, restaurants and cafés. The area also benefits from regular bus services, access to Livingston South railway station and convenient connections to the M8 motorway, making commuting to Edinburgh and Glasgow straightforward.

Home Report Value- £170,000

EPC - C

Council Tax Band - C

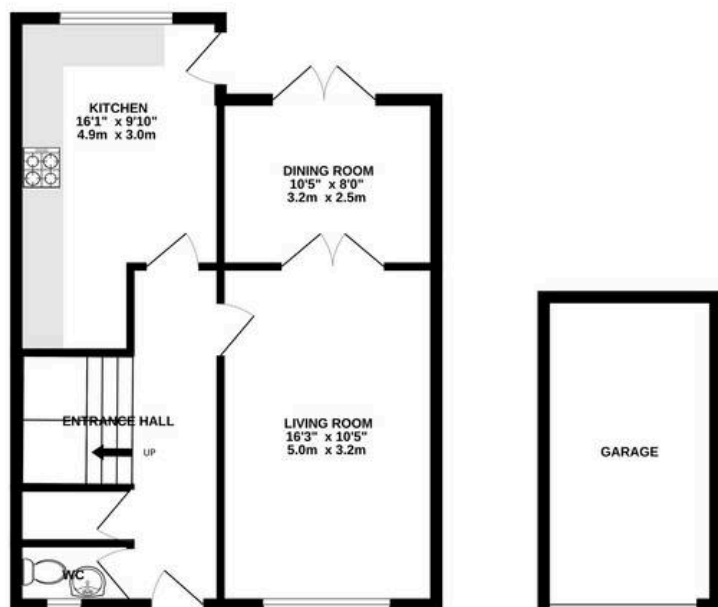
Square Ft- 1421/ 132m2

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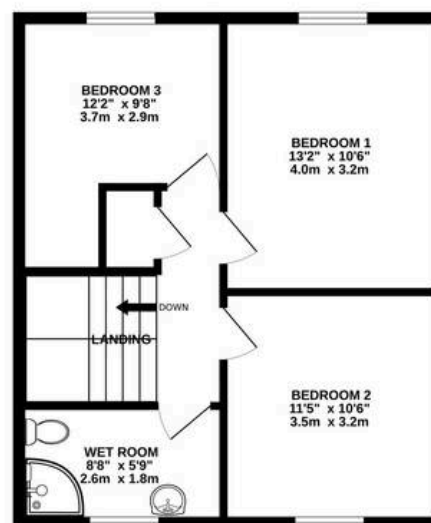




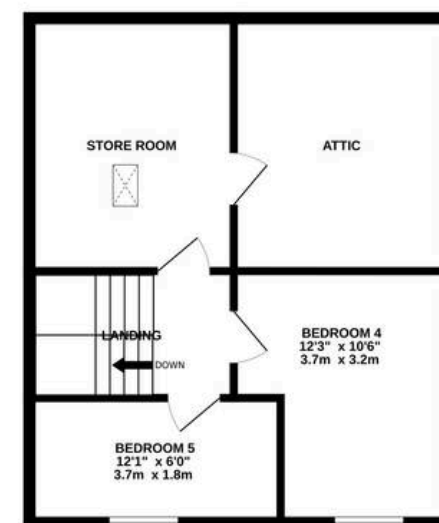
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

