



124 Clement Rise, Livingston

£200,000



124 Clement Rise

Livingston

Spacious three bed end terrace in Dedridge with conservatory, large rear garden, modern kitchen/diner, and excellent storage. Close to amenities, schools, and transport links.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

A welcoming entrance hall featuring a uPVC half-glazed front door with a matching side panel window, allowing plenty of natural light. The hall benefits from laminate flooring, a central ceiling light, and a radiator, with access to the kitchen/diner, lounge, ground floor WC, and stairs leading to the first floor.

Lounge

18' 3" x 14' 4" (5.57m x 4.38m)

A generously proportioned and beautifully presented lounge offering a bright and spacious living area. Finished with laminate flooring, a central ceiling light, and a radiator, the room also benefits from two useful built-in storage cupboards. Sliding doors provide access to the conservatory, creating an excellent space for relaxing and entertaining.

Kitchen/Diner

10' 11" x 10' 9" (3.32m x 3.28m)

A spacious kitchen/diner fitted with a good range of wall and base units, providing ample storage and worktop space. The room features a rear-facing window and a half-glazed door leading to the rear garden, allowing plenty of natural light. The kitchen is equipped with a composite sink and mixer tap, an electric cooker with an electric extractor hood, and vinyl flooring throughout. There is ample space for a dining table and chairs, making it ideal for family meals and entertaining. A freestanding fridge freezer and washing machine, which are gifted by the current owner, are also included. The room is finished with recessed spotlights.



Conservatory

16' 5" x 15' 11" (5.00m x 4.85m)

A superb, generously proportioned conservatory offering an abundance of natural light and a wonderful sense of bringing the outdoors in. Enjoying pleasant views over the rear garden, this versatile space features vinyl flooring, attractive wall lighting, and French doors providing direct access to the garden, making it an ideal area for relaxing or entertaining throughout the year.



Stairs & Landing

Carpeted stairs lead to a bright and spacious first-floor landing, enhanced by a window at the top of the staircase that allows plenty of natural light to flood the space. The landing provides access to all three bedrooms, the family bathroom, and a useful built-in storage cupboard. Finished with fitted carpeting and a central ceiling light, this area offers a practical and welcoming transition to the first-floor accommodation.

Bedroom One

12' 5" x 8' 7" (3.78m x 2.61m)

A well-proportioned primary bedroom enjoying pleasant views over the rear garden through a large window, allowing an abundance of natural light. The room is finished with laminate flooring, fresh contemporary décor, a radiator, and a central ceiling light. A decorative wall shelf adds a stylish finishing touch, creating a bright and inviting space to relax.

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m)

A spacious second double bedroom enjoying pleasant rear-facing views, providing a bright and comfortable living space. The room benefits from laminate flooring, a radiator, and a central ceiling light, while the fitted double wardrobes offer excellent built-in storage.





Bedroom Three

15' 8" x 8' 7" (4.78m x 2.61m)

An excellent third bedroom enjoying pleasant rear-facing views, offering a bright and versatile space ideal as a bedroom, nursery, or home office. The room features fitted carpeting, a central ceiling light, and a radiator, while the double fitted wardrobes provide excellent built-in storage.

Family Bathroom

6' 7" x 6' 2" (2.01m x 1.87m)

The family bathroom featuring an opaque front-facing window, allowing plenty of natural light while maintaining privacy. The suite comprises a panelled bath with a mains-fed shower and glazed shower screen, a WC, and a wash hand basin. The room is finished with laminate flooring, a radiator, and a central ceiling light. Additional features include a decorative display shelf and a corner wall-mounted cabinet, providing both style and practical storage.

Wc

6' 5" x 2' 10" (1.95m x 0.86m)

A convenient ground floor cloakroom/WC featuring a front-facing window that provides natural light while maintaining privacy. Finished with tiled walls and flooring, the room comprises a WC and a wash hand basin with a mixer tap. Additional features include recessed spotlights and a radiator, creating a bright, practical, and well-presented space.





FRONT GARDEN

The property is welcomed by a beautifully maintained enclosed front garden, enclosed by a gate and featuring an attractive selection of mature shrubs, trees, and colourful planting. Offering excellent kerb appeal, this delightful outdoor space creates a warm and inviting first impression while providing a pleasant setting to enjoy throughout the seasons.

REAR GARDEN

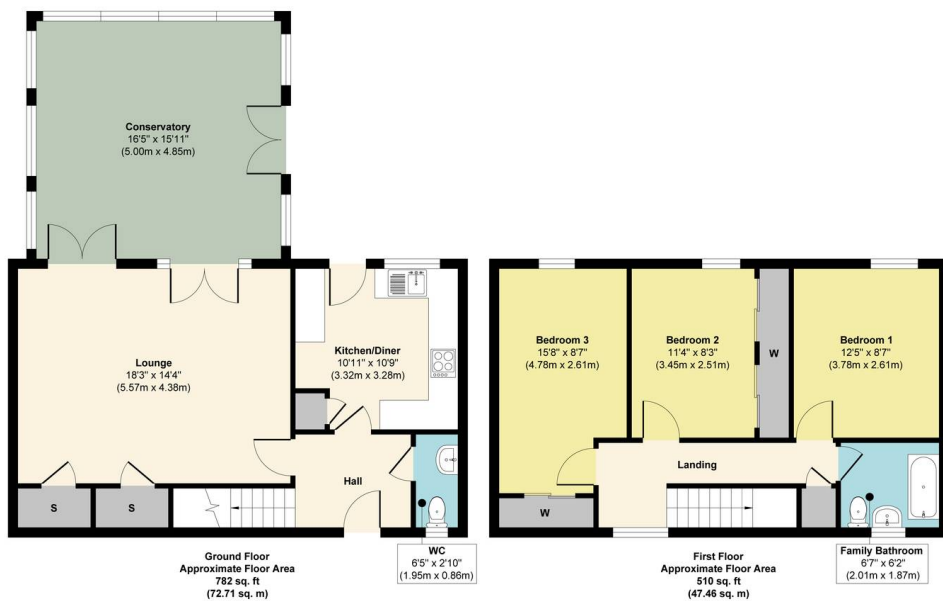
The property boasts a substantial, fully enclosed rear garden offering a variety of outdoor spaces to suit the whole family. Predominantly laid to lawn, the garden also features a chipped stone seating area, well-stocked borders, and an attractive selection of mature trees, shrubs, and colourful planting, creating a peaceful and private setting. A garden shed, which is gifted by the current owner, provides useful external storage, while an outside water tap adds further practicality. Securely enclosed with fencing and a gated entrance, this impressive garden is perfect for children, pets, entertaining, or simply enjoying the outdoors.

ON STREET

1 Parking Space

Parking is available on the street in close proximity to the property, with additional visitor parking also available, providing convenient parking options for both residents and guests.





Approx. Gross Internal Floor Area 1292 sq. ft / 120.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	75

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