



17 Talisman Rise, Livingston

Offers Over £199,000



17 Talisman Rise

Livingston

Early Viewing Recommended Attractive three-bed semi with spacious lounge, modern kitchen, south-facing garden, driveway for three cars, excellent storage, and convenient location. Ideal family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

11' 11" x 7' 7" (3.62m x 2.30m)

The property is entered via a PVC glazed door leading into a welcoming vestibule, featuring a central ceiling light and glazed door providing access to the entrance hallway. The hallway is finished with Karndean luxury vinyl tile (LVT) flooring and benefits from two useful storage cupboards. It provides access to the WC, lounge, kitchen and upper level, creating a practical and welcoming entrance to the home.

Lounge

14' 9" x 9' 10" (4.50m x 3.00m)

A bright and generously proportioned lounge, featuring a large front-facing window allowing an abundance of natural light to fill the room. The space is finished with carpet flooring, spotlights and a radiator, with the added benefit of a motorised window blind. Double doors provide an attractive connection through to the dining room, creating a well-proportioned and versatile space ideal for both relaxing and entertaining.

Dining Room

11' 10" x 7' 7" (3.61m x 2.30m)

A bright and well-sized dining room featuring a large rear-facing window overlooking the beautiful garden, allowing plenty of natural light to fill the space. The room is finished with Karndean luxury vinyl tile (LVT) flooring and benefits from a radiator and useful storage cupboard. Offering ample space for a dining table and additional furnishings, the room provides access to the kitchen via a glazed door and connects seamlessly to the lounge through double doors.





Kitchen

11' 6" x 9' 6" (3.50m x 2.89m)

The modern kitchen offers an abundance of storage and is finished with Karndean luxury vinyl tile (LVT) flooring, continuing seamlessly from the hallway and dining room. The room is fitted with a range of integrated appliances, including a fridge freezer and washing machine, along with a tumble dryer which is included in the sale. Additional features include a four-ring gas hob, Neff electric oven and extractor fan. A large rear-facing window allows plenty of natural light to fill the space, with a stainless steel sink positioned beneath, complete with drainer and mixer tap. A PVC glazed door provides direct access to the rear garden, while a central ceiling light completes the space.

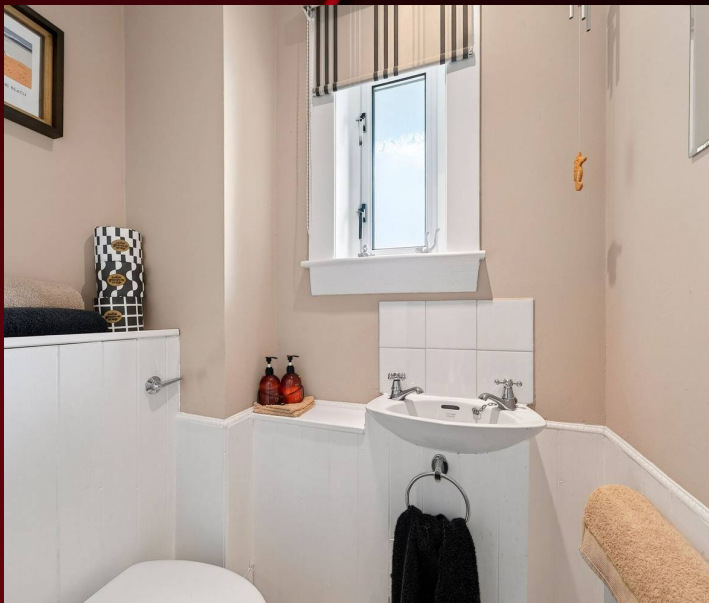
Downstairs W/C

4' 4" x 2' 7" (1.31m x 0.80m)

Located just off the entrance hallway, the downstairs WC is finished with Karndean luxury vinyl tile (LVT) flooring and features a WC and vanity unit with wash hand basin and hot and cold taps. A front-facing frosted window provides natural light while maintaining privacy.

Upper Landing

The upper landing provides access to all three bedrooms, the family bathroom and the attic, which is partially floored and offers useful additional storage space. The landing also benefits from a useful storage cupboard.





Bedroom Three

10' 3" x 8' 11" (3.13m x 2.71m)

Located conveniently at the top of the stairs, Bedroom Three is a bright and welcoming room, currently utilised as a snug. The room features a rear-facing window, central ceiling light and wood-effect laminate flooring. There is ample space for a double bed and freestanding furniture, along with a useful storage cupboard. Current wardrobe and units will be included in the sale.

Bedroom Two

14' 0" x 7' 3" (4.27m x 2.21m)

A well-sized double bedroom featuring attractive feature wall panelling and a rear-facing window, allowing plenty of natural light into the room. The bedroom offers ample space for a double bed and freestanding furniture, along with useful storage cupboards. Currently utilised as a dressing room, current wardrobe and units will be included in the sale.

Bedroom One

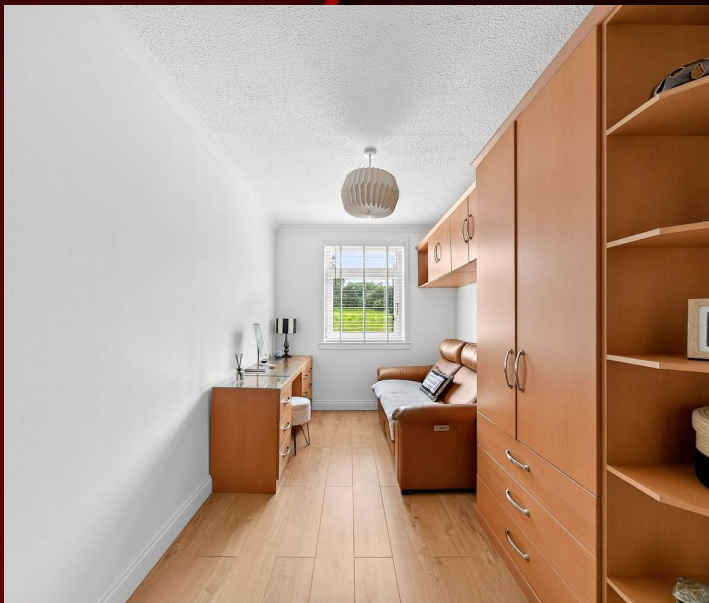
10' 2" x 11' 2" (3.10m x 3.40m)

A great-sized double bedroom offering plenty of space for a double bed and freestanding furniture. The room benefits from two useful storage cupboards, ideal for clothing and additional storage, along with a radiator and central ceiling light. A front-facing window, complete with a motorised blind, allows plenty of natural light to fill the room, creating a bright and comfortable bedroom.

Family Bathroom

5' 11" x 5' 10" (1.81m x 1.78m)

The modern family bathroom is finished with laminate flooring and features a bath with mains shower over, including both a feature rainfall showerhead and separate handheld shower attachment. The bath benefits from a mixer tap, while a vanity unit with integrated WC and wash hand basin provides useful storage and is complemented by a mixer tap. Additional features include splashback wet wall, a chrome heated towel rail, recessed spotlights and an extractor fan.





REAR GARDEN

A beautifully maintained, south-facing rear garden, offering a private and attractive outdoor space. The garden features a generous grass area bordered by mature hedging, established plants and colourful flower beds. A paved patio provides an ideal space for outdoor dining and entertaining, while a raised seating area at the far end of the garden offers another lovely spot to sit and enjoy the sunshine. The garden is fully enclosed and benefits from gated side access, along with an additional gate at the rear providing direct access to nearby walks.

FRONT GARDEN

The front of the property is well presented, with a neatly maintained grass area and paved pathway leading to the front entrance. Steps provide access from the pavement, while a private driveway provides off-street parking for up to three cars and benefits from an EV charging point. Gated side access leads through to the rear garden, completing this practical and attractive exterior space.

DRIVEWAY

3 Parking Spaces

A private driveway provides off-street parking for up to three cars, offering excellent parking provision for the property.

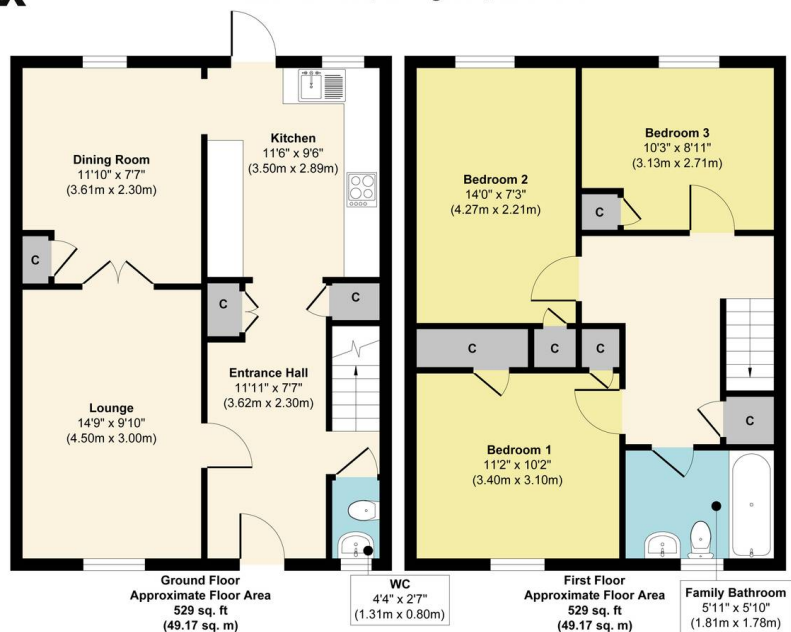
EV CHARGING

1 Parking Space

The driveway also benefits from an EV charging point, ideal for electric and hybrid vehicles.



17 Talisman Rise, Livingston, EH54 6PH



Approx. Gross Internal Floor Area 1058 sq. ft / 98.34 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		
	69	78

England, Scotland & Wales

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		
	66	74

England, Scotland & Wales



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