



64 Kenilworth Rise, EH54 6JL

Livingston - Offers Over £145,000







A HOME WITH POTENTIAL, A GREAT LAYOUT AND PLENTY OF SCOPE TO MAKE IT YOUR OWN.

There are some homes where the appeal is all about the finished product, and then there are homes where you can see the possibilities from the moment you walk through the door. 64 Kenilworth Rise is very much that home.

Set within a popular residential area of Dedridge, this generously proportioned four-bedroom home offers a fantastic opportunity for someone looking for a property they can gradually transform into something that feels completely their own. With two reception rooms, four bedrooms, a generous rear garden, excellent storage and a layout that offers plenty of flexibility, there is so much here to work with.

The location is another real highlight. Everyday amenities are close by, with local schooling, Livingston town centre and its wide range of shops, restaurants and leisure facilities all within easy reach. There are excellent transport links too, including nearby Livingston South Station and convenient access to the motorway network, making this a particularly practical base for commuting.

Inside, the accommodation is arranged over two levels and begins with a welcoming ground floor hallway, where useful storage immediately sets the tone for the practical layout. The lounge is a good-sized room with a large window bringing plenty of natural light into the space.

The dining room is currently open plan to the kitchen, creating a sociable space that could work beautifully as it is, but this is also where the versatility of the property really comes into its own. Depending on your needs, the space could potentially be separated to create a more traditional dining room, a home office, a second snug or even an additional bedroom.

The kitchen sits to the rear and provides a practical starting point for anyone looking to create their dream cooking space over time. With direct access towards the rear of the property, the connection between the house and garden is particularly useful for family life and everyday living.

A convenient ground floor cloakroom completes this level.

Upstairs, the generous landing leads to four bedrooms, offering plenty of space for family, guests or those looking to work from home. The bedrooms are complemented by a family bathroom, while useful storage throughout the property adds to its functionality.

Outside, the rear garden provides a private outdoor space with plenty of potential to create somewhere to relax, entertain or simply enjoy during the warmer months. There is also the opportunity to rethink and improve the garden as part of a wider programme of updating, allowing the next owner to put their own stamp on both the inside and outside of the home.

And that is really where the appeal of 64 Kenilworth Rise lies. It is a substantial four-bedroom home, in a convenient Livingston location, with a versatile layout, good storage, two reception spaces, gas central heating, double glazing and plenty of scope for someone with a vision to turn it into something really special.

For buyers who enjoy taking a property and making it their own, this could be the start of a very exciting project. The foundations are here. The space is here. Now it just needs someone to bring their ideas to life.

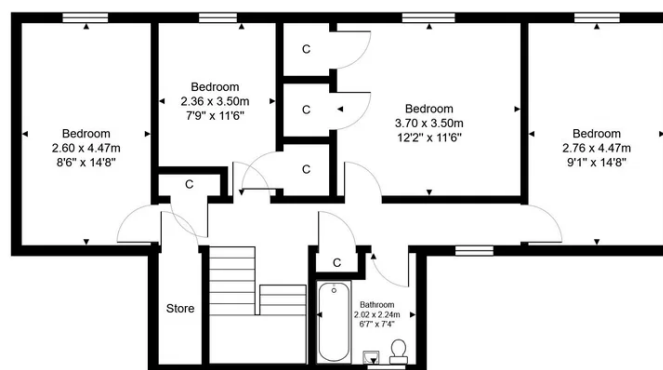
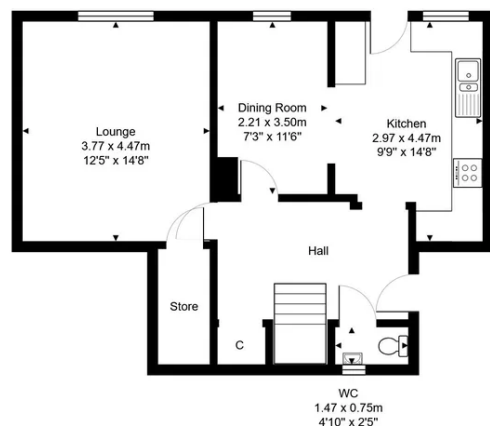


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Total Area: 124.0 m² ... 1335 ft²

All measurements are approximate and for display purposes only



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.

