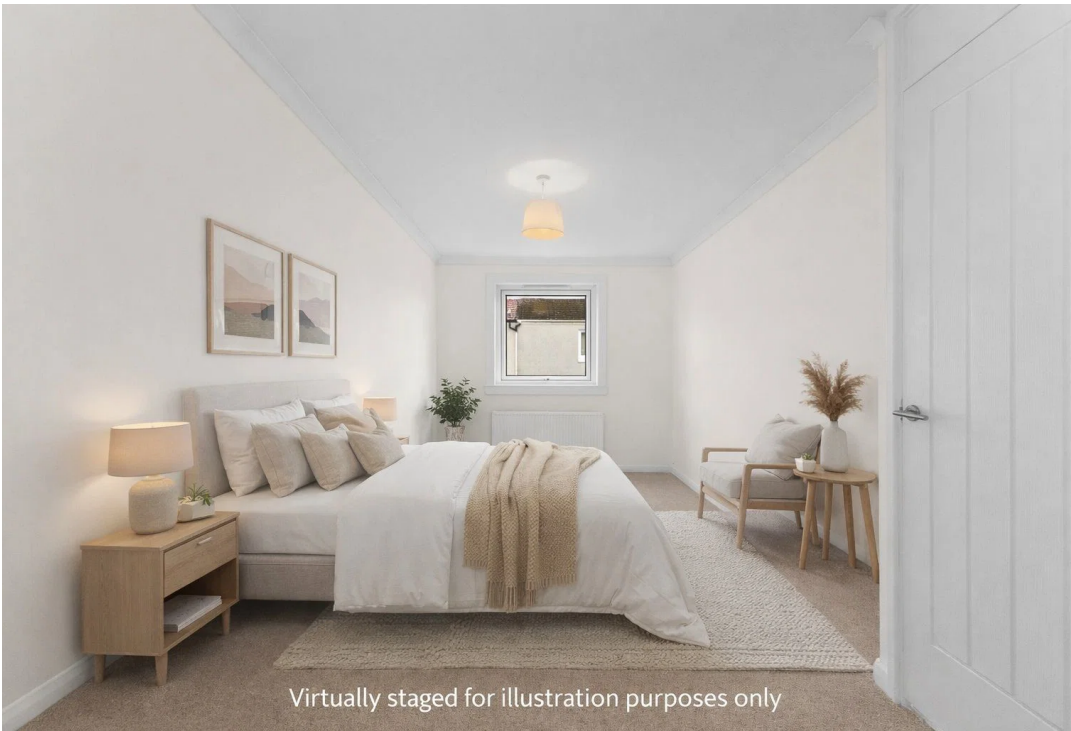




53 Nigel Rise, EH54 6LT
Livingston - Offers Over £185,000

HOMETOWN
ESTATE AGENTS





Virtually staged for illustration purposes only

Perfectly positioned in a sought-after area, this immaculately refurbished three-bedroom end-terraced house offers a stylish and comfortable home for first-time buyers and families alike. Finished to a high standard throughout, this bright and spacious property boasts a wealth of upgrades, including a brand new kitchen, bathrooms, cloakroom, radiators, flooring, and internal doors.

Ideally located for Livingston town centre, excellent motorway links, and Livingston South train station, it's an ideal choice for those looking for convenience without compromising on quality.

From the moment you arrive, the property makes a strong first impression. The front garden has been neatly enclosed with new timber fencing and features a paved pathway with decorative chips, creating a smart and welcoming approach. There is an abundance of off-street parking, adding to the home's practicality.

Step inside, and you are greeted by a bright entrance hallway which sets the tone for what's to come. The hallway leads seamlessly into the lounge/dining room, kitchen and a stylish cloakroom, while a carpeted staircase rises to the upper level.

The lounge/dining room is a fantastic, light-filled space thanks to two large windows overlooking the rear garden. Finished with crisp white walls and contemporary laminate flooring, it offers a versatile layout with ample room for both relaxed seating and a family-sized dining table. A generous storage cupboard adds further practicality.

The kitchen is both stylish and functional, fitted with modern shaker-style base and wall units complemented by sleek worktops. It features an integrated five-burner gas hob and a Neff double oven/grill, making it ideal for those who enjoy cooking. There is space for a free-standing washing machine and fridge/freezer, and a door provides direct access to the rear garden, perfect for indoor-outdoor living.

Completing the ground floor is a beautifully finished cloakroom, fitted with a white WC and sink, enhanced by a chic fluted splashback which adds a touch of character and elegance.

Upstairs, the property continues to impress with three generous double bedrooms, all finished with soft carpeting and neutral white decor, offering comfortable and flexible accommodation with space for free-standing furniture. Two excellent storage cupboards are located off the landing, one of which is shelved and ideal as a linen store, while the other houses the boiler and provides additional storage.

The family bathroom has been thoughtfully designed, featuring a white suite including WC, sink and bath with a rainfall shower above. Stylish fluted wall panels and a front-facing window complete the space, creating a fresh and contemporary feel.

The south-facing rear garden is a real highlight of the home, offering a bright and private outdoor space to enjoy throughout the seasons. It has been well prepared with a newly seeded lawn ready for summer, alongside a paved patio and chipped areas for low-maintenance living. New timber fencing to two sides enhances both privacy and presentation, while a charming apple tree adds character. External features include a tap, outside socket and fisherman-style lighting to both the front and rear.

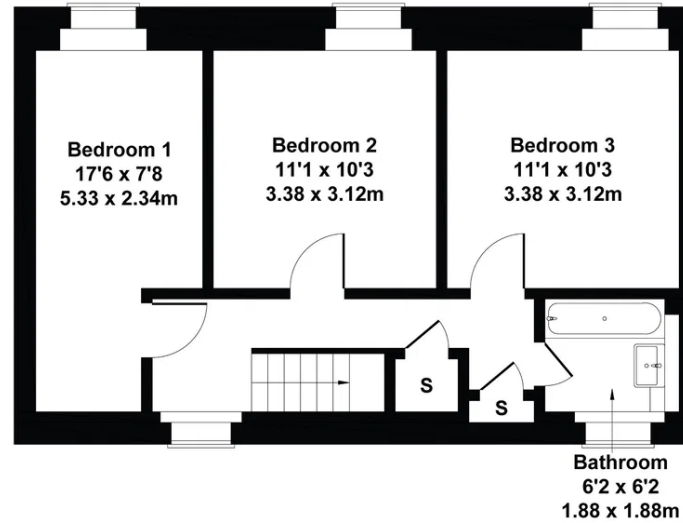
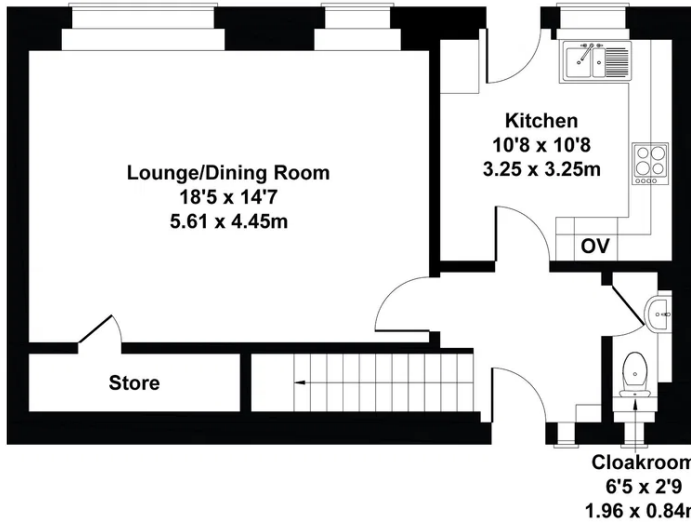
Further benefits include gas central heating (electric heater in the kitchen) and double glazing. There is also a useful external store cupboard in the front garden, ideal for garden tools.

This is a truly move-in-ready home, finished to an exceptional standard and offering stylish, spacious living in a highly convenient location.



53 Nigel Rise, Livingston

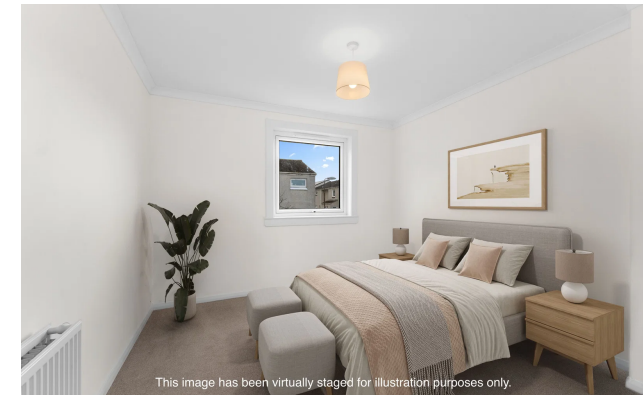
Approximate Gross Internal Area
1050 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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.

