










Offers Over
£150,000

9 Mowbray Rise

Livingston | West Lothian | EH54 6JN

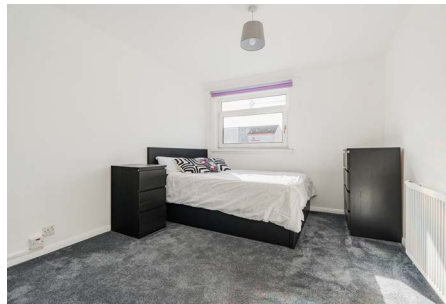
A well presented two bedroom end terraced villa, set within a popular residential area of Livingston, offering bright and well proportioned accommodation throughout. The property benefits from a private rear garden, providing a pleasant outdoor space, along with easy access to local amenities, schooling and excellent transport links, and will appeal to first time buyers, young families and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private rear garden
-  On street parking
-  EPC rating – C
-  Council tax band - A



Description

The accommodation briefly comprises; welcoming hallway with understairs storage and convenient WC, generous lounge/dining room with direct access to the garden, stylish kitchen with a range of sleek wall and base units, two double bedrooms – one with a built in wardrobe, and a contemporary shower room with a heated towel rail. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, washing machine and integrated dishwasher.

Gardens and parking

There is a fully enclosed garden to the rear with easy maintenance astro turf, complemented by a patio and decking, offering an ideal place for dining, relaxing and entertaining in the warmer months and a safe space for children and pets to play. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





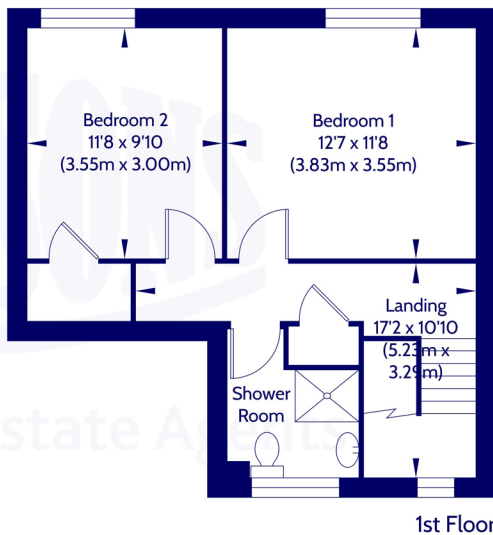
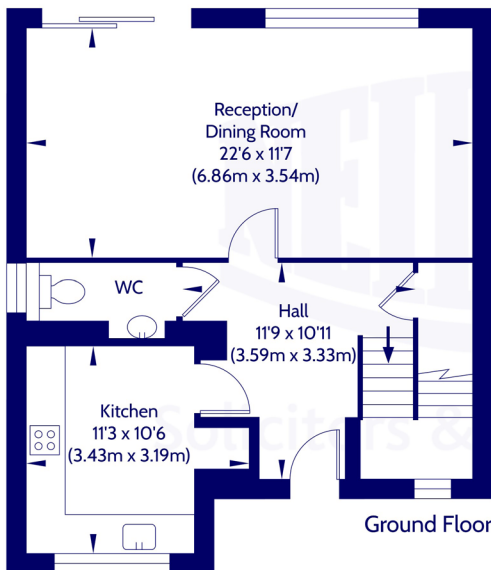
Location

Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.





Approx. Gross Internal Floor Area 90 Sq M / 976 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

