



45 Abbotsford Rise, Livingston, EH54 6LS

**RE/MAX** Property

Presented in true walk in condition, this modern and generously proportioned end terraced home in Abbotsford Rise offers an exceptional opportunity for a wide range of buyers. Thoughtfully designed for both comfort and flexibility, it is ideally suited to families and first-time buyers alike. Boasting three spacious double bedrooms, a south facing garden, and the added benefit of a new roof and boiler installed last year, this property is ready for immediate occupation with no work required. Lorna MacDonald and REMAX Property are delighted to bring this attractive three bedroom home to the market.

Dedridge is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, gyms and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

### **Front Approach**

The property is introduced by an attractive frontage, featuring a double driveway with a paved finish, complemented by decorative stone edging and steps leading up to the front door.

### **Entrance Hallway**

The inviting hallway is accessed via a partially glazed upvc door, allowing natural light to flood the space. A fresh, modern aesthetic is immediately apparent with crisp white walls and neutral tiled flooring.

A spacious walk in cupboard and an additional understairs cupboard provide excellent storage solutions. The hallway is further enhanced by downlights, a smoke detector, a radiator, and power points.





### **Lounge Diner**

**7.182m x 2.87m w to 3.175m (23'06" x 9'05" w to 10'05")**

This spacious room features white painted walls and recently installed soft carpeted flooring, creating a bright and inviting atmosphere. A large window to the front and a window to the rear allow natural light to pour in, complemented by two ceiling lights for added illumination. With ample space for both lounge and dining areas, the room offers versatility and comfort. Two radiators provide warmth, while multiple power points and a smoke detector ensure practicality and convenience.

### **Kitchen**

**2.715m x 3.242m (8'10" x 10'07")**

This well designed modern space features an array of stylish wall and floor mounted units with white frontages, beautifully complemented by grey work surfaces and a matching splashback. The white painted walls and continued neutral tile flooring create a modern, cohesive aesthetic. Included in the sale are an under counter oven, a four ring electric hob, a stainless steel and glass extractor hood, an integrated dishwasher and fridge, offering both convenience and functionality. There is also space for an under counter tumble dryer and washing machine. Natural light flows in through the rear window and half glazed upvc door, enhancing the bright and airy feel, while downlights provide additional illumination. The stainless steel sink area features a drainer and mixer tap, with a heat detector, power points and a radiator ensuring practicality throughout.

### **Living Level Toilet**

**1.740m x 0.974m (5'08" x 3'02")**

An essential room for modern day living, which has been decorated with cream tiled walls and floor. The suite comprises of a close coupled toilet and a pedestal sink. There are downlights and an extractor fan to finish off the room.

### **Stairs and Landing**

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by continued white painted walls. A large cupboard with ceiling light provides storage space. Thoughtful finishing touches include downlights, a smoke detector, power points, and an attic hatch.

### **Primary Bedroom**

**3.658m x 2.571m (12'00" x 8'05") to wardrobe**

This charming room boasts a white painted walls, beautifully complemented by fresh carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A large built in wardrobe provides hanging and shelving storage space. A radiator and power points complete the room.

### **Bedroom Two**

**3.478m x 3.238m (11'04" x 10'07")**

This lovely room is beautifully finished with white painted walls and recently installed carpet flooring, creating a modern ambiance. A front facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator.

### **Bedroom Three**

**2.989m x 2.739m (9'09" x 8'11")**

This well appointed third double bedroom features white painted walls and fresh carpeted flooring, creating a comfortable and modern ambiance. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

### **Bathroom**

**2.496m x 2.003m (8'02" x 6'06")**

The bathroom is designed for functionality, featuring cream tiles to the walls and floor. A front facing window fills the space with natural light, further enhanced by downlights for added brightness. The suite includes a bathtub with mains shower overhead, a close coupled toilet, and a pedestal sink. A radiator ensures warmth and comfort, completing the space.

### **Rear Garden**

This beautifully designed and well-maintained rear garden strikes the perfect balance between practicality and charm. It features a neat lawn, a paved seating area, and decorative stone finishes, creating an ideal space for outdoor living.

Thoughtfully completed with planted beds, a wooden shed, and an external tap, the garden is both functional and attractive. Fully enclosed by fencing for added privacy, and with gated side and rear access, it provides a perfect setting for relaxing, entertaining guests, or enjoying al fresco dining.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

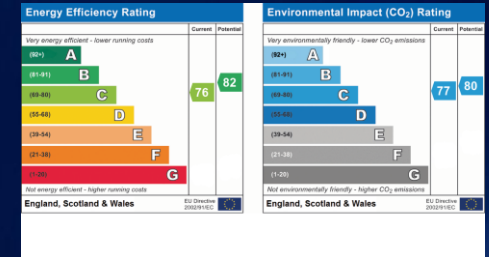
### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



# RE/MAX Property

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