

LIVINGSTON

231 Clement Rise, Dedridge EH54 6LR



Offers Over £120,000

- Immaculate three bedroom mid terraced villa in cul de sac
- Good sized west facing private garden to rear.
- Conservatory.
- Gas central heating/combi boiler
- Double glazing.
- Re-fitted kitchen and bathroom.
- Fresh decoration.

VIEWING:

Thursdays 6.30pm to 8pm
or tel 07754 850 299 or agents

Recently refurbished and upgraded three bedroom, mid terraced villa in quiet residential area, presented to the market in move in condition. The location is well placed for those commuting on a daily basis with a regular railway link available from Livingston South Railway Station. Alternatively, major access roads including the A71 and M8 allow for ease of travel outwith the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet everyday needs including shops, supermarkets, popular schools at both primary and Secondary levels, sports centres, health centres, multi screen cinema complex, Almondvale Shopping Centre and Livingston Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

ENTRANCE HALL 7'2" x 7'7"

Accessed by UPVC door with double glazed side panel. Central heating radiator in modern cabinet. Telephone point. Laminate floor.

CLOAKROOM 5'7" x 2'11"

Frosted window to front. Two piece white suite white chrome fittings. Ceiling coving. Ceiling light. Ceramic tiled floor.

LIVING ROOM 16'5" x 18'2"



An excellent sized reception room with space for dining area. Patio doors to conservatory. Cable television and phone point. Large, recessed, shelved alcove containing cupboard with electricity meter and further cupboard with gas meter. Central ceiling light with dimmer switch. Ceiling coving. Dado rail. Central heating radiator. Two double and one single power points. Laminate floor.

CONSERVATORY 10'4" x 10'



West facing UPVC conservatory with glass roof accessed from living room. Two double power points. Vertical venetian blinds to walls. Laminate floor. Door gives access to stepped area and patio in rear garden.

KITCHEN/BREAKFAST ROOM 11'4" x 11'

Refitted kitchen with ample base and wall units with cherry wood effect finish with under unit lighting. One and half bowl stainless steel sink and drainer with mixer tap. Attractive tiled splashbacks in contrasting

colours. Space for automatic washing machine, dishwasher and fridge/freezer. Electric cooker included. Three double and one single power points at upper level plus dedicated points. Breakfast bar area and space for five seated. Window and UPVC door to rear. Laminate floor.



STAIR AND UPSTAIRS HALLWAY 6'3" x 16'1" at longest.

Carpeted stair and wooden banister lead to upper landing with wooden balustrade and rail. Large cupboard off with light and broadband connection and shelving providing copious storage and with room for computer desk and can be used as a small office. Deep airing cupboard housing gas combi boiler and shelving. Single power point. Ceiling Lights. Central heating radiator. Fitted carpet.

BEDROOM 1 11'4" x 10'4"

Large double bedroom with window to rear. Fitted wardrobes included. Two double and one single power points. Central heating radiator. Cable television and telephone point. Ceiling light. Fitted carpet.

BEDROOM 2 11'4" x 10'3"

Further double bedroom with window to rear. Central heating radiator. Two double and one single power points. Ceiling light. Fitted carpet.

BEDROOM 3 11'4" x 6'9"

Large single bedroom, again with fitted wardrobes and window to rear. Two double power points. Central heating radiator. Ceiling light. Fitted carpet.

FAMILY BATHROOM 6'6" x 6'1"

Fully tiled and refitted bathroom with three piece white suite including larger style shower bath with chrome fittings and mixer taps. Glazed frosted window to front. Central ceiling light. Electric shower over bath with folding screen. Central heating radiator. Glazed shelf. Vinyl floor.

ATTIC

Access via hatch in Bedroom 2 to attic which is partially floored and provides further storage if required.

EXTERNALLY

The beautifully sunny, good sized, enclosed west facing rear garden with patio area's and lawn. External water supply and lighting. Large, insulated shed with power supply. Further mono blocked area to the front bounded by wooden boundary fence. Secure cupboard for additional storage of garden implements etc.

EXTRAS

The wardrobes in bedrooms 1 and 3, the electric cooker, all fitted carpets and the garden shed are included in the purchase price. The conservatory furniture may be available by separate negotiation.