



**45 HERALD RISE
DEDRIDGE, LIVINGSTON, EH54 6JG**



MID TERRACED VILLA

Spacious Mid Terraced Villa with open views in popular residential area. The property benefits from a spacious lounge, two double bedrooms, fitted kitchen/dining room, bathroom with separate shower cubicle, UPVC double glazed windows and doors, gas central heating with combi boiler, gardens to front and rear and adjacent parking.

The property is well situated for access to the A71 to Edinburgh and Livingston South Railway Station is approximately five minutes away with trains running to Edinburgh and Glasgow every twenty minutes. There are also secondary, primary and nursery schools within easy reach.

The property is ideally situated for the commuter as easy access is available to the M8 motorway linking Edinburgh and Glasgow. Excellent health and recreational facilities coupled with Almondvale Shopping Centre and the Designer Outlet provide all year round undercover shopping facilities and the retail parks also offer a wide range of shops.

Accommodation: Hall, Lounge, Fitted Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/Separate Shower Cubicle, Gas Central Heating/Combi boiler, UPVC Double Glazed windows and doors, Gardens to Front and Rear, Adjacent Parking.

FIXED PRICE £99,995

HALL

Access through UPVC door with double glazed window with venetian blind. Doors off to lounge, kitchen/dining room, downstairs WC and storage cupboard. Carpeted staircase to upper landing. Radiator and telephone point.

LOUNGE 15'7" X 11'



Spacious living room with rear facing UPVC double glazed window. Walk-in storage cupboard ideal for use as a study. Sky TV aerial. Laminate flooring, two stylish light fittings and radiator.

FITTED KITCHEN/DINING ROOM 12' 5" X 10'10"

Fitted with beech effect base and wall mounted units, complementary worktops, stainless steel sink, side drainer and mixer tap. Electric hob and oven with extractor hood. UPVC double glazed window and UPVC double glazed door to rear garden. Tiled flooring, light fitting and radiator.

DOWNSTAIRS WC

Fitted with two piece suite incorporating low flush toilet and sink. Cupboard housing electrics. Light fitting and radiator.

UPPER LANDING

Front facing UPVC double glazed window. Doors off to bedrooms, bathroom and two storage cupboards, one housing hot water tank. Hatch to attic, fitted carpet.

BEDROOM 1 12'3" X 10'10"



Double bedroom with rear facing UPVC double glazed window. Laminate flooring, light fitting, telephone point and radiator.

BEDROOM 2 11'6" X 9'11"



Another double bedroom with rear facing double glazed window. Laminate flooring and radiator.

BATHROOM

Fitted with four piece suite incorporating dual flush WC, wash hand basin with mixer tap, bath with mixer tap shower attachment and fully tiled shower, separate shower cubicle. Tiled to dado height. UPVC Double glazed window with metal venetian blind. Tiled flooring, downlighters and radiator.

GARDENS

Fully enclosed gardens to front and rear.

EXTRAS

All light fittings and floorcoverings. Electric hob and oven.

VIEWING

By appointment with KW Law Property Department on 01506 412112 9am-5pm Mon-Fri or 0141 5727616 5pm-9pm Mon-Fri and Sat & Sun 10am-4pm or E-mail: property@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

KW Law
Torridon House,
Civic Square,
Almondvale Boulevard,
Livingston,
EH54 6QJ
LP 1, Livingston
Tel: (01506) 412112 Fax: (01506) 416116
E-mail address: property@kwlaw.co.uk

These particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.

None of the items included in the sale of a working or running nature have been tested and no warranties are given as to their condition.

All measurements have been taken with a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device

HOUSE TO SELL?

Why not contact our Property Department to arrange an appointment to attend at your property to provide you with a Valuation and a free no obligation written estimate.