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29 Quentin Rise

DEDRIDGE, LIVINGSTON, WEST LOTHIAN, EH54 6NS



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The town of Livingston offers a selection of wonderful amenities, including a nursery, primary and secondary schooling, supermarkets including an ASDA, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston

Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports. The town is also served by a mainline railway station at Livingston South is approximately 1 mile away and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country

walks and, for the golfing enthusiast, Deer Park Golf, and Country Club. We are delighted to bring to the open market this three-bed mid-terraced house. Great emphasis has been placed on the creation of easily managed and free-flowing space, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. In more detail, the property

comprises of an entrance hallway with excellent storage. The large bright and airy lounge allows for great furniture configurations and will easily cater for free-standing furniture. There is also ample space for a dining table.

The kitchen comes complete with floor to ceiling units providing excellent storage, gas hob, cooker hood, oven, breakfasting

bar, space for fridge freezer and washing machine. Access to the back garden is just off the kitchen. The downstairs cloakroom comes with wash hand basin and W/C. On the upper level, access to the attic can be found. There are three good sized bright and airy bedrooms, all allowing for free-standing furniture, one of the rooms also benefit from built-in storage. The family bathroom completes

the property internally with shower over bath, wash hand basin, bidet and WC.

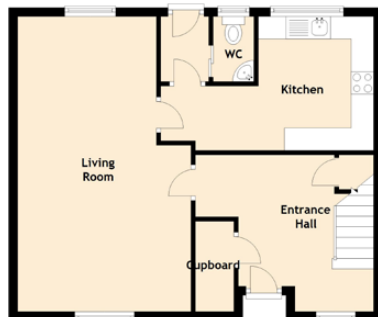
Externally the front garden is laid to lawn, the secure back garden is also laid to lawn with a patio area and garden shed. The property also benefits from gas central heating, double glazing.

Early viewing recommended.

SPECIFICATIONS

Floor Plan & Location

Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Living Room	6.59m (21'7") x 3.87m (12'8")
Kitchen	3.98m (13'1") x 2.99m (9'10")
Bedroom 1	3.57m (11'9") x 2.99m (9'10")
Bedroom 2	3.60m (11'10") x 3.05m (10')
Bedroom 3	3.62m (11'11") x 3.46m (11'4")
Bathroom	2.90m (9'6") x 1.87m (6'2")
WC	1.45m (4'9") x 0.91m (3')

Gross internal floor area (m2) : 100 m2

EPC Rating : C


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Text and description
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