



64 Palmer Rise

Livingston, EH54 6NR

Offers over £188,000



Nestled within popular Palmer Rise in the Dedridge area of Livingston, this spacious 3 bedroom terraced home offers an ideal opportunity for families, first-time buyers and commuters alike. Perfectly positioned close to a selection of local schools for all ages, vast array of shopping facilities and a wide range of everyday amenities, the property combines generous living space with superb convenience. Situated within easy reach of Livingston's excellent transport links, including road and rail connections to Edinburgh and Glasgow, this fantastic home is ideally placed for both commuting and family life.



Client Comments

"I have lived in this house for over 20 years, one of many advantages to this location is it is how close you are to primary school, the high school is right behind the house and you are only a few minutes walk away from The Centre. The street is quiet and neighbours are lovely, everyone speaks to each other. There is a nice feeling of community. The house is a great size and is ideal for young families."

Description

Internally, the property offers a deceptively spacious layout extending to over 1050 sqft, providing versatility and room for a young family to grow. A good sized living room is perfect for relaxing and unwinding, with doors leading into a dining room that offers space for everyday meals or entertaining. An archway leads into the fitted kitchen where a range of storage cabinets are ideal for daily necessities, with a handy selection of appliances included as part of the sale. Further storage options can be found within the welcoming entrance hallway, with a WC a handy bonus for a busy family. Upstairs, there are 3 generously sized double bedrooms that all enjoy fitted wardrobes, offering flexibility for a family of varying size or to assist with home working needs. The family bathroom offers a 3 piece suite, with a mixer shower mounted above the bathtub. Further good storage options can be found via the upper hallway and from the partially flooded attic area. Externally, the property benefits from private front and rear gardens, providing excellent outdoor space for children, pets or summer entertaining. A range of on-street parking is available nearby.

Location

Located close to the centre of Livingston, Dedridge is well positioned for use of the vast array of amenities on offer within the town, whilst also providing a good base for travel in and around the surrounding areas. A selection of primary schooling can easily be found whilst James Young High offers secondary schooling. A train station at nearby Livingston South provides excellent links to Edinburgh and Glasgow. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Dedridge is also well located for use of St. Johns Hospital.

Living Room 13'0" x 12'6" (3.98m x 3.82m)

Kitchen 11'10" x 9'10" (3.62m x 3.00m)

Dining Room 12'6" x 8'3" (3.82m x 2.54m)

Bedroom 1 11'7" x 11'7" (3.55m x 3.54m)

Bedroom 2 12'0" x 9'7" (3.67m x 2.93m)

Bedroom 3 9'7" x 9'5" (2.94m x 2.89m)

Bathroom 6'1" x 6'0" (1.87m x 1.85m)

Key Info

Home Report Valuation: £190,000

Total Floor Area: 99m2 (1065 ft2)

What3words: ///learns.twig.feared

Parking: On-Street

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

Extras

All blinds, light fittings, curtain poles, washing machine, dishwasher and tumble dryer included in the sale. Fridge-Freezer is available for a separate sum.

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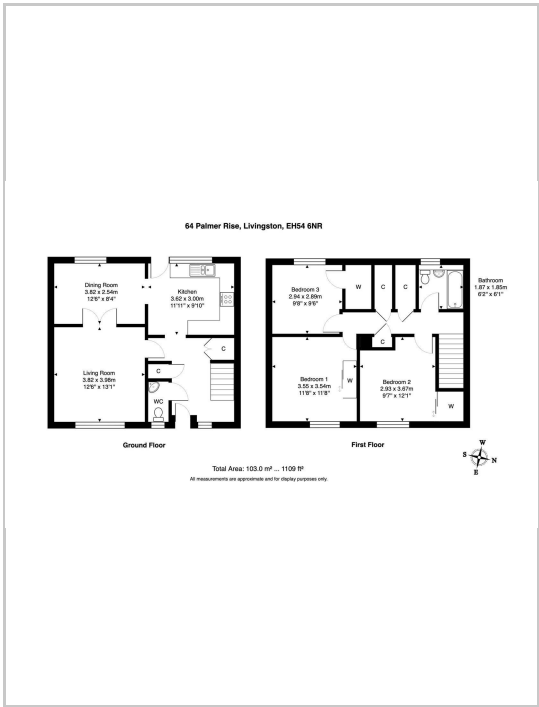
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Area Map



Floor Plans



Energy Efficiency Graph

