



Estate Agents and Solicitors

130 Norman Rise, Livingston, West Lothian, EH54 6LZ

Spacious & Flexible, Three Bedroom End-Terrace Home with Gardens

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Property Description

Spacious and flexible, three-bedroom, end-terrace home with gardens. Located in a quiet and established residential area of Livingston, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, family bathroom, and a ground-floor WC.

Requiring updating, highlights include generous room sizes, gas central heating, double glazing; and good storage provision, including a loft space.

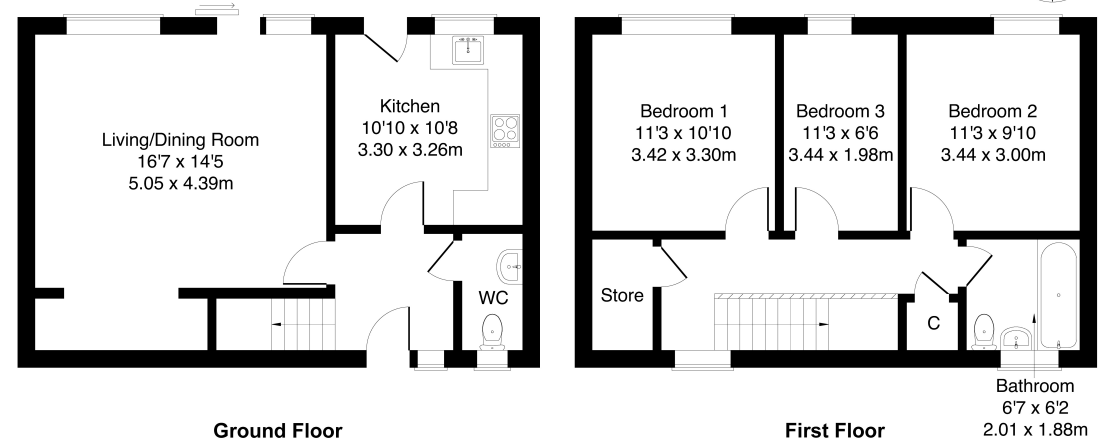
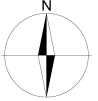
The front entrance is set quietly 'off-street', whilst a good-sized enclosed rear garden has a lawn, store shed and a gate to ample residential parking.

The entrance hall affords access to the stairs leading to the upper hall, and throughout the ground floor, including a convenient WC. Set to the rear, a spacious living room features wood effect flooring, patio doors leading to the garden, a fireplace surround, and generous space for furnishing.

A well-sized kitchen is also set to the rear, with garden access; whilst fitted worktops and units include a sink with a drainer, a tiled surround, and an integrated gas hob and oven, with plenty of space for freestanding appliances.

On the upper floor, there are three bedrooms, set to the rear, overlooking the garden; whilst completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath, tiled splash walls and wood effect flooring.

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Estate Agents and Solicitors Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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