



97 Raeburn Rigg, Livingston, West Lothian, EH54 8PH

Immaculately Presented, Three-Bedroom, Mid-Terrace Home, with Gardens

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Property Description

Immaculately presented, three-bedroom, mid-terrace home, with gardens. set adjacent to a shared green. Located in a popular and established residential area of Livingston, West Lothian.

Comprises an entrance hallway, a living/dining room and kitchen, three flexible bedrooms, a shower room and a ground-floor WC.

In move-in condition, highlights include a stylish fitted kitchen and bathroom suites, contemporary flooring and light, tasteful decor.

In addition, there is gas central heating (still under warranty), double glazing, multiple TV points and good storage provision, including a loft and an external storage locker.

Externally, there is a lawn and tall privacy hedging to the front, whilst a generous rear, patio garden gives access to the residential parking.

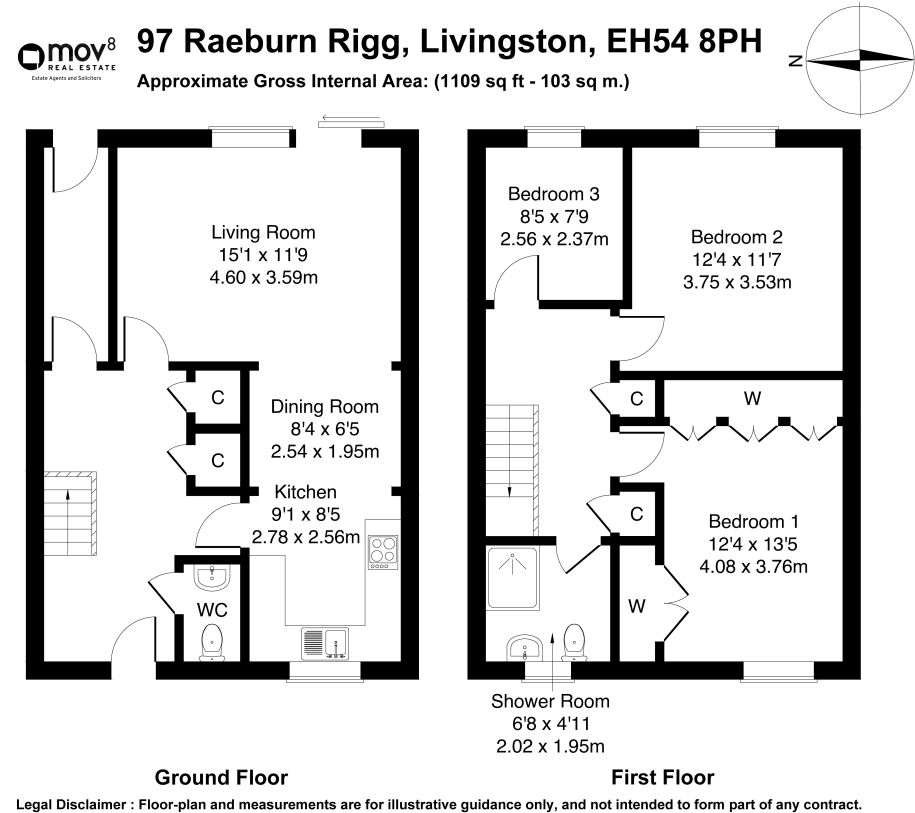
A welcoming entrance hall, with generous storage and a WC, is finished with light, neutral decor and wood-effect flooring, which continues throughout the stylish, open-plan kitchen, living and dining area. The kitchen is fitted with white units, wood-effect worktops and metro-tiled splashbacks, whilst appliances include an integrated double oven, a gas hob, a canopy, a dishwasher and a washing machine. The dining area provides comfortable space for a family-size dining table and chairs, whilst the living space is bright and well-proportioned and opens onto the rear garden via a sliding, glazed door. The living area enjoys separate access from the entrance hall, which also provides further garden access, via a rear hallway.

Upstairs, leading off a landing with two cupboards, the spacious, front-facing master bedroom is accompanied by built-in wardrobe storage. Set to the rear, enjoying garden views, are two further, good-sized, flexible bedrooms.

Completing the accommodation, a contemporary shower room comprises a glazed shower cubicle, a two-piece suite, vanity storage, a ladder-style radiator and panel splash walls.

N.B. All light fittings are excluded from the sale.

A 360 Virtual Tour is available online.



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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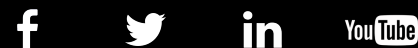
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