










Offers Over
£170,000

56 Ambrose Rise

Livingston | West Lothian | EH54 6JT

A superb opportunity has arisen to acquire this lovely three bedroom terraced home quietly situated within a pleasant residential pocket of Livingston. Close to excellent amenities including The Centre, schools and commuting links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private rear garden
-  Garage and driveway
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a generous walk-in storage room as well as an understairs cupboard, bright and spacious lounge/diner with a dual-aspect outlook and French doors leading to the garden, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with wooden units and a dark worktop, two-piece W/C, landing with another large storage cupboard and access via a dropdown ladder to the floored attic, three well-proportioned double bedrooms all with space for freestanding furniture and different configurations, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The large private rear garden has a well-kept lawn area and a sheltered canopy space with a heated lamp making it an ideal spot for garden furniture. To the front lies a single garage and a mono-blocked driveway with space for two cars for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

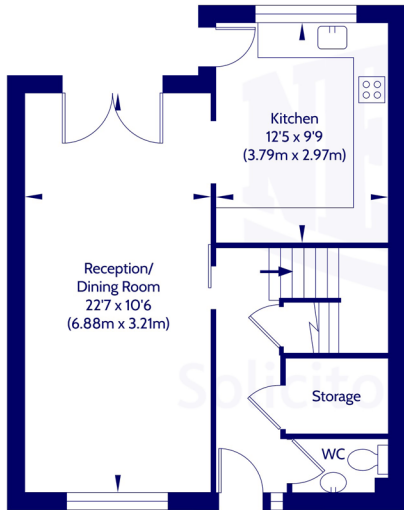
The property is pleasantly situated within the sought after district of Livingston, well placed for those commuting daily with regular rail links to Edinburgh & Glasgow. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops and supermarkets with The Almondvale Shopping Centre and Livingston Designer Outlet just a short distance away offering a more extensive range of high-street named shops and services. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to the many cycle paths and woodland trails within Murieston Valley. The area has a choice of sport and leisure pursuits including swimming pools, golf courses, libraries and sport centres with a multi-screen cinema situated within the shopping centre.



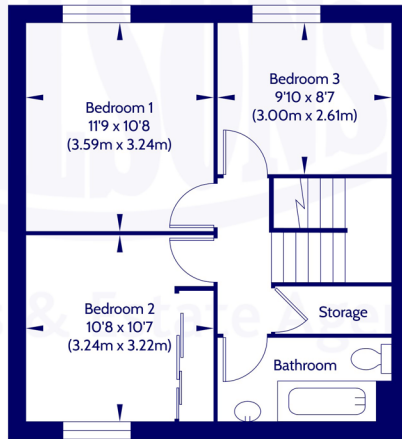
Approx. Internal Area 89.97 Sq M / 968 Sq Ft.

Not to scale. For identification only.

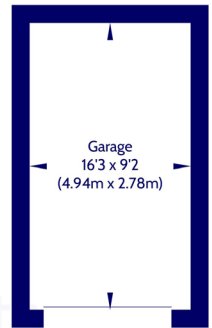
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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