

**20 Palmer Rise**  
Livingston, EH54 6NP



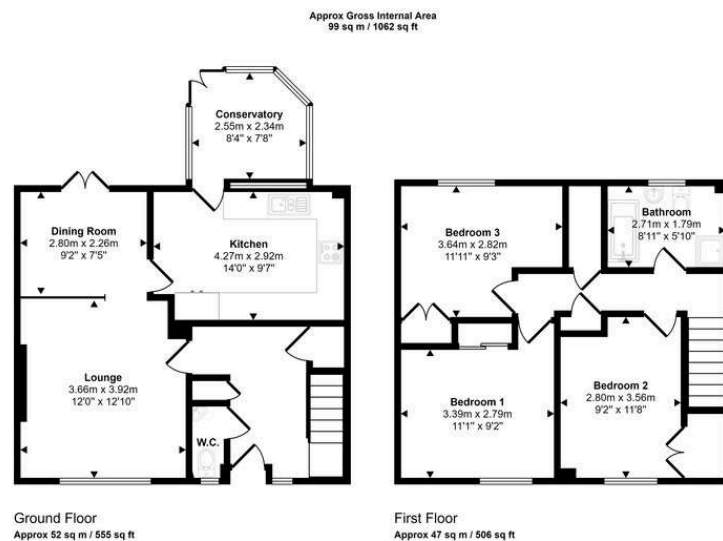
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

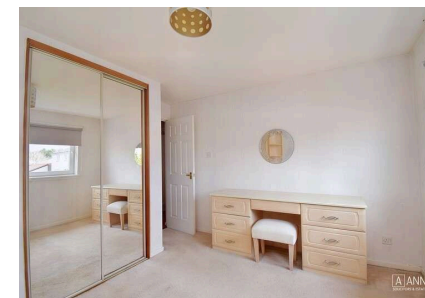
Palmer Rise is located in the thriving town of Livingston, close to a wide selection of amenities which include Livingston Designer Outlet, Almondvale Retail Park and The Centre which includes a Post Office, Asda and Marks & Spencer. Livingston is also well served by an excellent range of sporting facilities, health and recreational amenities. Education is well catered for locally from nursery to secondary level, including Dedrige Primary School and James Young High School. There is easy access to the M8 network linking Edinburgh and Glasgow, as well as the nearby Railway station making it ideal for commuters.

## DESCRIPTION

20 Palmer Rise is a spacious three bedroom terraced house, situated in a quiet residential area, a short walk from the popular Almondvale Retail Park. The accommodation comprises: entrance hall with under stair cupboard and WC off; dual aspect living room with raised dining area and patio door access to private rear garden; well-equipped kitchen leading through to conservatory; stair to upper landing with two cupboards off; double bedroom 1 with built-in mirrored wardrobe; double bedroom 2; double bedroom 3 situated to the rear with built-in wardrobe and family bathroom. The property benefits further from: gas central heating; private front and rear gardens; excellent local amenities and transport links.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## EPC RATING

The energy efficiency rating for this property is band C

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

**A ANNAN**  
 SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565