

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

40 Kenilworth Rise, Livingston, EH54 6JJ
1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: C

Location

This spacious, three bedroom ground floor flat is situated in the popular residential area of Dedridge, near the centre of Livingston.

The property is within walking distance of the excellent amenities including local shops, The Centre and Livingston Designer Outlet offering a large range of high street shops, supermarkets and restaurants.

Leisure amenities are all close at hand with multi-screen cinema, gyms and further sports facilities available locally. Bellsquarry Woods and Murieston Valley's Woodland trails are close by where relaxing leisurely walks can be taken. For family days out, Almond Valley Heritage Centre offers a museum, play areas and farm animals.

Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters.

Local schools offering nursery, primary and secondary education are within walking distance making this an ideal location for families.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Extra-large entrance hallway (potential to use as dining hallway) with several storage cupboard off

Living room with 2 large windows looking out to rear garden

Fitted kitchen with door to rear garden, built in oven, hob and extractor fan: these items are believed to be in good working order though their condition is not warranted

Three good sized bedrooms

Family bathroom with bath over shower, wash basin and WC

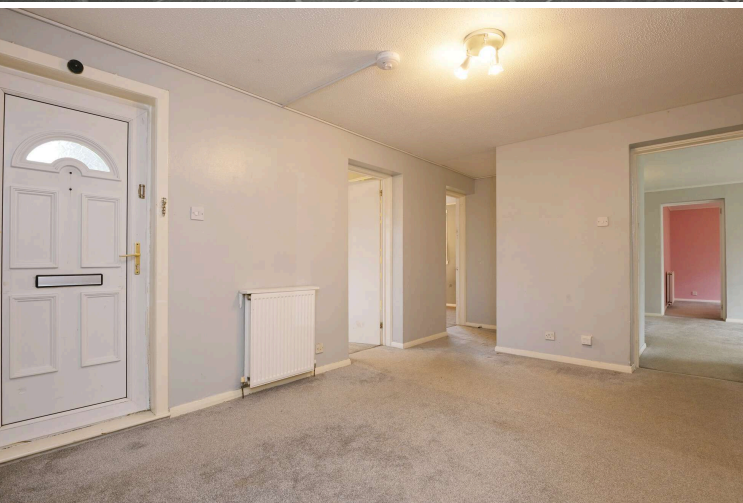
Cloak room with WC and wash basin

Extra Features

Gas central heating

Double glazing

Rear garden



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

