



**REMAX**  
Property

Fells Rigg, Deans, Livingston, EH54 8PA

Offers Over £TBC



### **\*\*3 Bedroom Terrace Home with Garden\*\***

Set within the popular residential area of Fells Rigg, Deans, Livingston, this spacious 3 bedroom mid-terraced home offers flexible accommodation ideal for families, first-time buyers or investors alike.

The property features a bright and generously sized lounge with ample space for both living and dining furniture, a spacious kitchen with access out to the rear garden, and a convenient ground floor toilet. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from front and rear garden grounds, with the enclosed rear garden providing a great outdoor space for families or entertaining.

The property is conveniently located close to local schooling, amenities and excellent transport links throughout Livingston and beyond.

Freehold Property.

Council Tax Band B.

EPC C.

No Factor Fees.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Carmondean Primary School and Deans Community High School, with St, John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. Outdoor enthusiasts will appreciate the variety of nearby green spaces and walking routes, with local parks and woodland areas offering plenty of opportunities for walking, cycling and family activities right on the doorstep.

### Front Garden

The inviting approach and outlook to the front is very pleasant with a grassed area for communal use. The garden for the house is enclosed by fencing with a grassed area, some decorative gravel and a paved pathway.

### Entrance Hallway

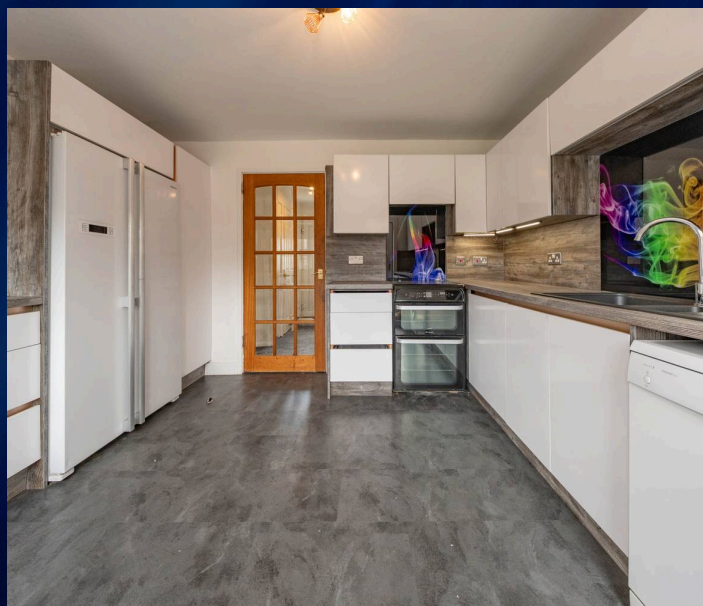
The property welcomes you in with modern décor with the hallway featuring carpeted flooring and neutral décor. The uPVC front door with opaque glazed insert allows natural light to enter. A useful 'L' shaped under-stair cupboard, plus floor to ceiling cupboard provides a lot of storage and everyday practicality. A radiator, power points, ceiling light and smoke detector complete this area.

### Dining Lounge

6.913m x 3.203m (22'08" x 10'06") A bright and spacious room offering excellent space for both relaxing and dining. The room benefits from a sumptuously soft carpet to the floor and a combination of painted and wallpapered walls. A large front facing window allows for plenty of natural light, while French doors to the rear provide direct access to the garden. Additional features include two ceiling light fittings, a smoke detector, two radiators, a telephone socket, a television aerial socket and power points.

### Kitchen

3.539m x 3.314m (11'07" x 10'10") A modern room featuring an abundance of white gloss wall and base units complemented by wood-effect worktops and matching splashback panelling. Decorated with laminate flooring, designer splashbacks and painted walls. The kitchen is fitted with an induction hob, electric oven, extractor fan and metal sink with drainer board. Additional appliances include a dishwasher, washing machine, tumble dryer and an American-style fridge freezer. Large windows overlook the rear garden allowing for excellent natural light. The room further benefits from a ceiling light, a smoke detector, a radiator and power points.



### Living Level Toilet

1.404m x 0.800m (04'07" x 02'07") A must for modern day living, the convenient toilet is fitted with a white vanity unit with wash hand basin and a white close-coupled toilet. Decorated with painted walls, tiled splashbacks and vinyl to the floor. An extractor fan and ceiling light finish the room.

### Stairs and Landing

A spacious and well-maintained upper landing is accessed via a carpeted staircase with white painted balustrade and handrail. The area is finished in neutral tones with textured painted walls and benefits from a side-facing window allowing for good levels of natural light. The landing features multiple built-in storage cupboards offering excellent additional storage space, along with attic hatch access. A radiator, power points and two ceiling lights are all supplied.

### Primary Bedroom

4.110m x 3.750m (13'06" x 12'04") A spacious room which has been finished with soft carpeted flooring and tasteful neutral décor throughout. The room enjoys excellent natural light from the window overlooking the rear with a ceiling light complementing this. The generous proportions provide ample space for a range of bedroom furnishings and storage solutions. A radiator and power points are included.

### Second Bedroom

3.311m x 3.102m (10'10" x 10'02") A comfortable and generously sized bedroom featuring light carpeted flooring and fresh neutral décor throughout. The room is enhanced by a window overlooking the rear garden allowing for plenty of natural light and further benefits from a radiator, a ceiling light and power points.





### Third Bedroom

3.532m x 2.047m (11'07" x 06'09") A versatile room offering flexibility for a range of uses including a bedroom, a home office or a dressing room. Finished with neutrally painted walls and a light-coloured carpet to the floor. The window allows for good levels of natural light. Further benefits include a radiator, power points and a ceiling light.

### Family Bathroom

1.975m x 1.846m (06'06" x 06'01") A bright room fitted with a bath and a wall mounted electric shower. Decorated with panelled wall surrounds, some painted walls and laminate flooring. The white suite comprises of a close-coupled toilet, a pedestal sink and a wall-mounted mirrored medicine cabinet. Additional features include an extractor fan, a ceiling light and a window.

### Rear Garden

A low maintenance garden, which is mainly laid with artificial grass, creating an ideal outdoor space for relaxing or entertaining. The garden also benefits from a paved patio area directly outside the double doors with decorative stone borders and timber fencing surrounding the space, providing a good degree of privacy. An access gate to the rear is also included.

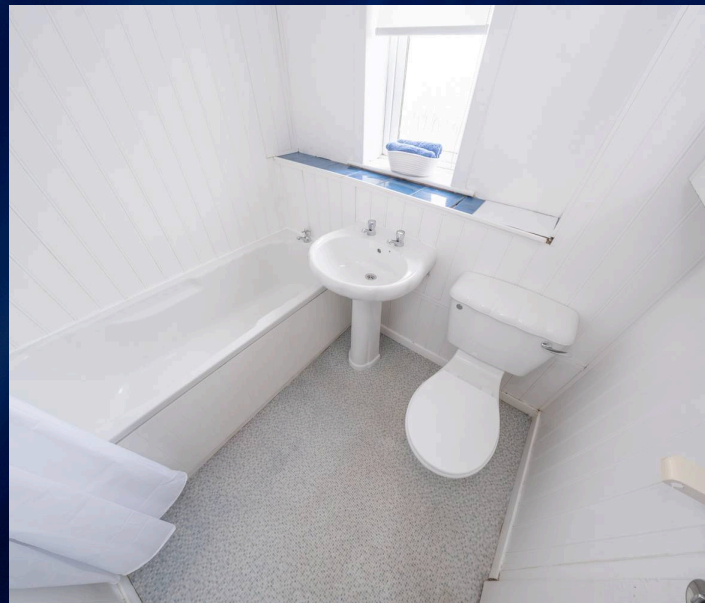
### Additional Items

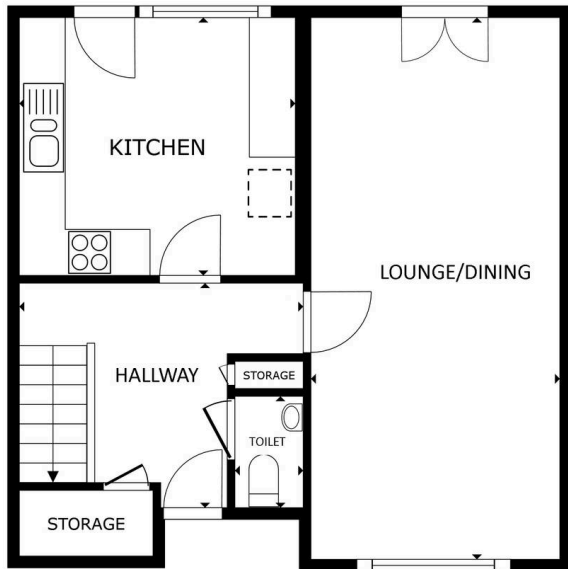
Tenure: Freehold. Council Tax Band: B. Factor Fee: None. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. There is no warranty of any kind provided with the kitchen appliances. All information provided by the listing agent is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81

Environmental Impact (CO <sub>2</sub> ) Rating			
Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	78

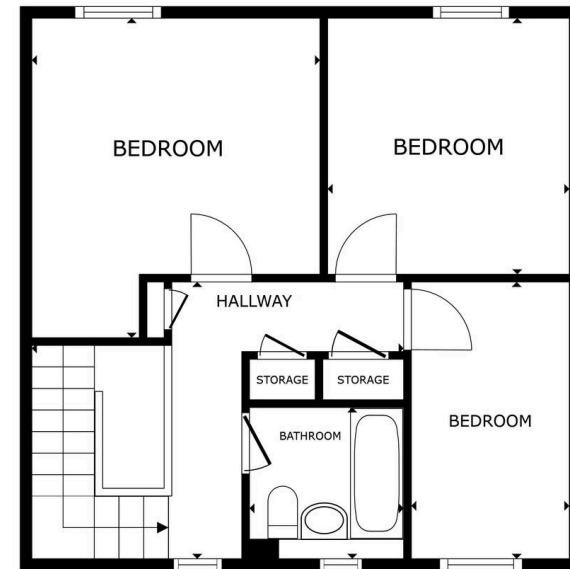




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 48.4 m<sup>2</sup> FLOOR 2 49.5 m<sup>2</sup>  
 TOTAL: 97.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.4 m<sup>2</sup> FLOOR 2 49.5 m<sup>2</sup>  
 TOTAL: 97.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

Remax Property, Remax House – EH54 6TS

01506  
418555

livingston@remax-  
scotland.homes



[www.remax-scotland.homes/estate-agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.