



21 BERESFORD RISE, LIVINGSTON EH54 6DE

3 BEDROOM | 1 BATH | EPC D

Location

The property is located in the Dedridge district of Livingston which is a popular residential area ideal for young families. The property is in close proximity to good local schools and there is a good range of amenities with the centre of Livingston close at hand. The town centre and shopping outlets provide a range of supermarkets and clothing retailers. In addition, there are good leisure facilities with gyms, golf courses and some lovely parkland walks. There are excellent transport links around West Lothian and to Edinburgh and Glasgow as well as easy access to Edinburgh International Airport.

Accommodation

- Entrance Hall
- Lounge
- Fitted Kitchen
- Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating

Home Report

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

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.





General

No.21 Beresford Rise is a traditional terraced Cottage which provides surprisingly spacious accommodation set over two levels. The accommodation is bright and presented in walk-in condition. On the ground level there is a large lounge with a dining room with astragal French doors opening onto the lounge. To the rear is a fully fitted and equipped kitchen with windows overlooking the private garden at the rear. An open plan stair from the lounge provides access to the two principal bedrooms on the upper level. In addition, there is a third bedroom at ground floor level looking onto the rear garden. The bathroom has a three piece suite comprising corner bath, WC and wash hand basin with the walls tiled for ease of maintenance.

Gardens

The property has a private front garden and an enclosed rear yard. In addition, there is a further area of garden ground with off-street parking, space for a garage and recreational garden space.



ALLINGHAM & CO

traditional values | modern practice

LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

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

BUCKSTONE:

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

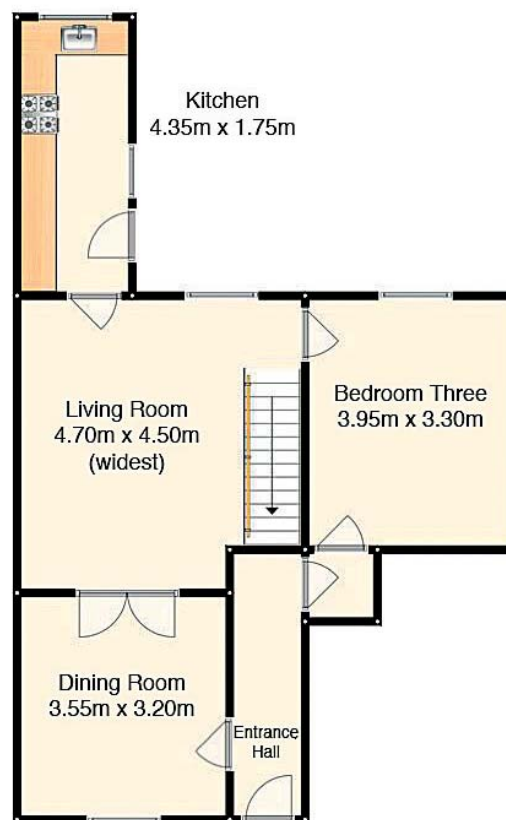
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

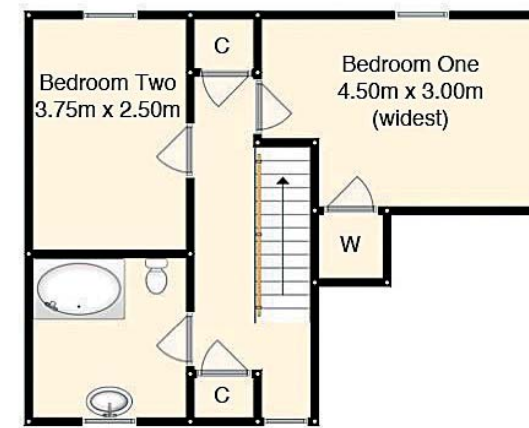
DX 225 Edinburgh

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



Ground Floor



First Floor

Approx
100.7m²

