



Offers Over

£175,000

63 Ambrose Rise

Livingston | West Lothian | EH54 6JT

A well-proportioned terraced house, forming part of a quiet and established residential street, close to excellent amenities and convenient transport links in the popular West Lothian town of Livingston.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Garage
-  Gardens to front and rear
-  EPC rating – C
-  Council tax band - B



Description

A much-loved home for many years, the property would now benefit from a degree of modernisation and offers an excellent opportunity to create an individually designed family home, with excellent flexibility.

The accommodation briefly comprises; entrance hallway with stair to the upper level, excellent built-in storage and a convenient downstairs WC, spacious reception room which enjoys a price southeast facing aspect and features a focal fireplace and coving to ceiling and a versatile dining/family room with good scope to be modified to form an open plan living/dining space. A well-equipped kitchen with excellent potential to upgrade and remodel provides access to the rear garden and rounds off the ground floor space.

On the upper level there are three good sized double bedrooms all with storage, and the family shower room with counter top basin, WC, heated rail and tiled shower enclosure.



Extras

The property will be sold as seen with all fixtures, fittings and floor coverings.

Gardens and Parking

To the front is a garage and parking space, providing excellent secure parking and overspill storage. There also a good sized private garden to the front, which is well stocked with a variety of shrubs and flowering bushes and enjoys a sunny southeast facing aspect. To the rear is a generous private garden which is brimming with potential and includes areas of decking, lawn and a paved eating space.

Viewing

By appointment through Neilsons (0131 625 2222).





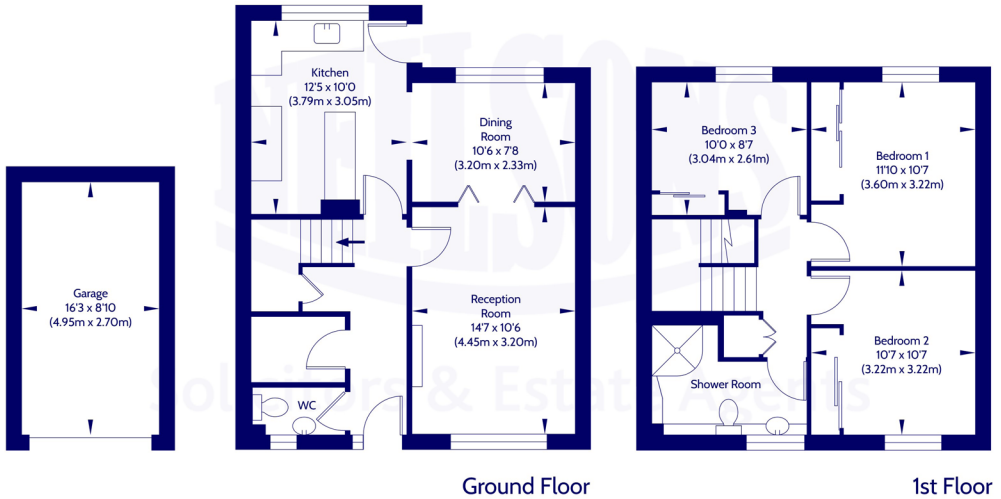
Location

Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.





Approx. Gross Internal Floor Area 91 Sq M / 983 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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