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7 Ambrose Rise
DEDRIDGE, LIVINGSTON, EH54 6JT



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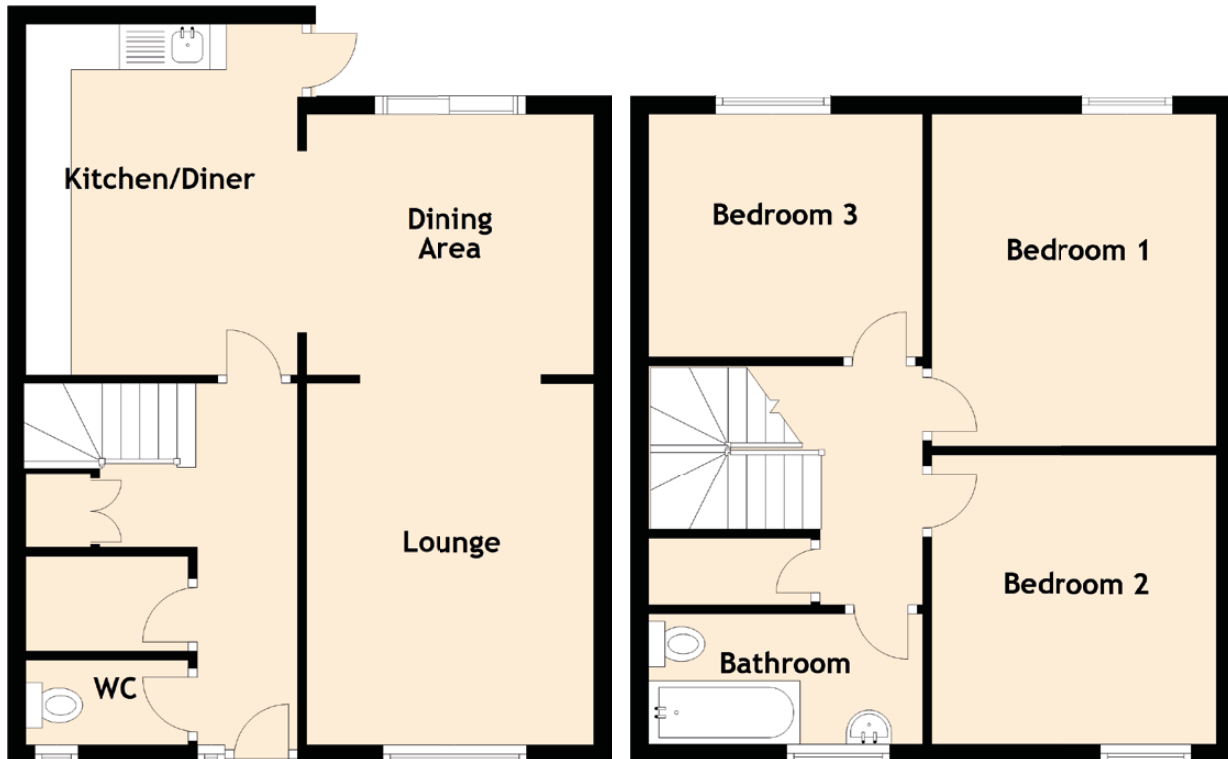
We are delighted to bring to the open market this three-bed mid-terraced house. Great emphasis has been placed on the creation of easily managed and free-flowing space, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property comprises of an entrance hallway with excellent storage. Downstairs cloakroom with wash hand basin and WC. The large bright and airy lounge/dining room allows for great furniture configurations and will easily cater for free-standing furniture. There is also ample space for a dining table. Access to the back garden is via patio doors. The kitchen comes complete with floor to ceiling units providing excellent storage, hob, cooker hood, oven, integrated fridge freezer and space for washing machine. Access to the back garden is just off the kitchen. On the upper level, access to the attic can be found as well as additional storage. There are three good sized bright and airy bedrooms, all allowing for free-standing furniture. The family bathroom completes the property internally with shower from the tap over bath, wash hand basin and WC.

Externally the front garden is mono-blocked and provides off street parking, the back garden is laid to lawn. There is also a single garage. The property also benefits from gas central heating, double glazing. Early viewing recommended.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property will be sold as seen.



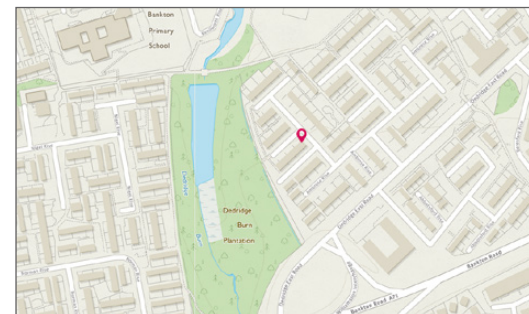


Approximate Dimensions
(Taken from the widest point)

Lounge	3.98m (13'1") x 3.16m (10'4")
Kitchen/Diner	3.86m (12'8") x 2.99m (9'10")
Dining Area	3.17m (10'5") x 2.87m (9'5")
Bedroom 1	3.68m (12'1") x 3.16m (10'4")
Bedroom 2	3.21m (10'6") x 3.16m (10'4")
Bedroom 3	3.04m (10') x 2.69m (8'10")
Bathroom	3.02m (9'11") x 1.44m (4'9")
WC	1.89m (6'2") x 0.92m (3')

Gross internal floor area (m²): 91m²

EPC Rating: D




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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer

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