

26 Everard Rise

DEDRIDGE, LIVINGSTON, WEST LOTHIAN, EH54 6JB



Two-bedroom end-terraced house presented to the market in excellent condition



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McEwan Fraser is delighted to present this two-bedroom end-terraced house to the market. The property is presented to the market in excellent condition and would make an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Internally, the accommodation is focused on a bright and spacious living room that is finished with contemporary decor, laminate flooring and further benefits from French doors opening onto the rear garden. There is ample space for a variety of different furniture configurations that will give new owners plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is adjacent to the living room and is comprised of a range of gloss base wall-mounted units set against a tiled splash back. Appliances are freestanding and there is more than enough space for a breakfast table.





Upstairs, there are two generous double bedrooms. Both bedrooms enjoyed integrated storage, carpets and clean neutral decor. The accommodation is completed by a stylish bathroom which boasts a white suite and shower over bath. For extra warmth and comfort, the property boasts gas central heating and double glazing.

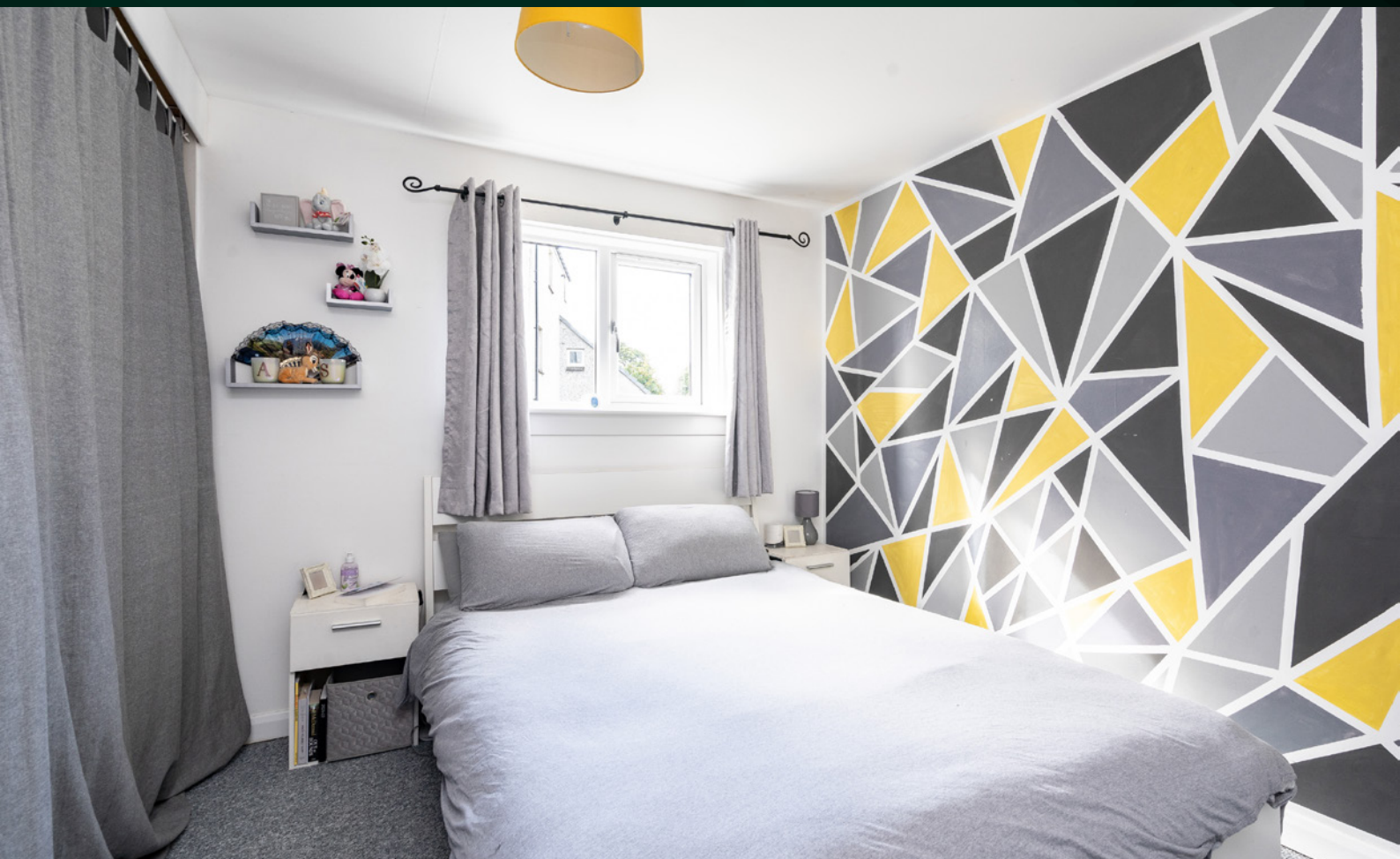
THE BATHROOM



BEDROOM 1



BEDROOM 2

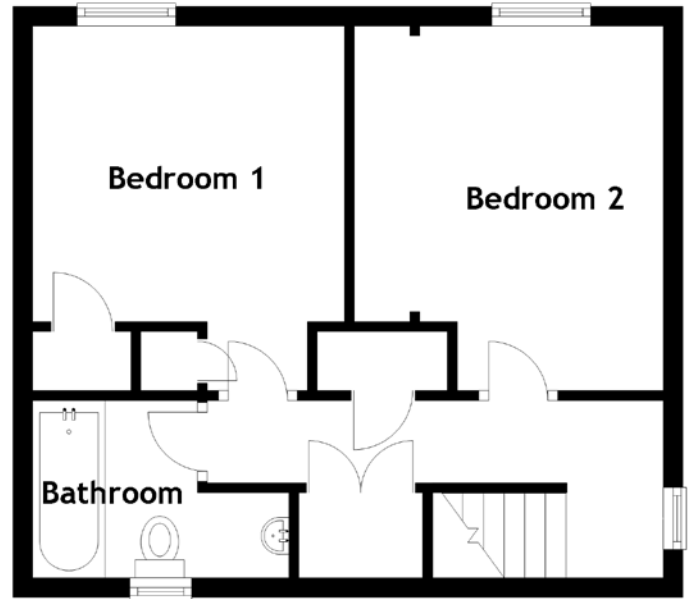
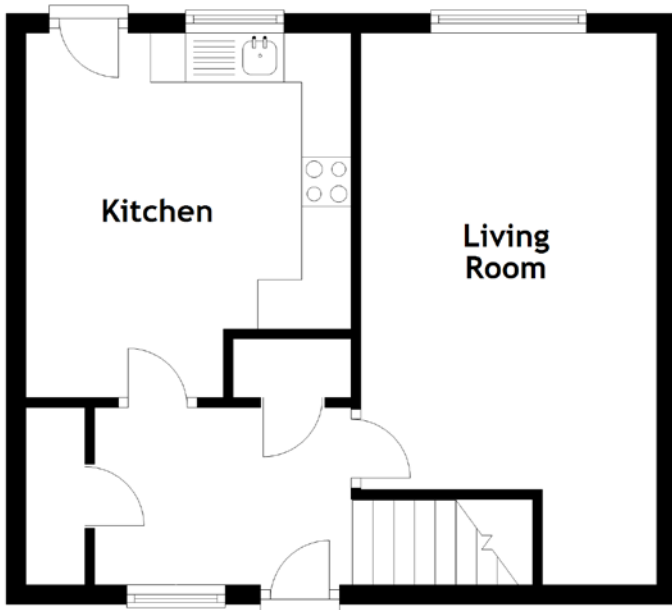


Externally, the property boasts a fully enclosed rear garden with a patio and artificial grass. There is ample resident parking in the area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

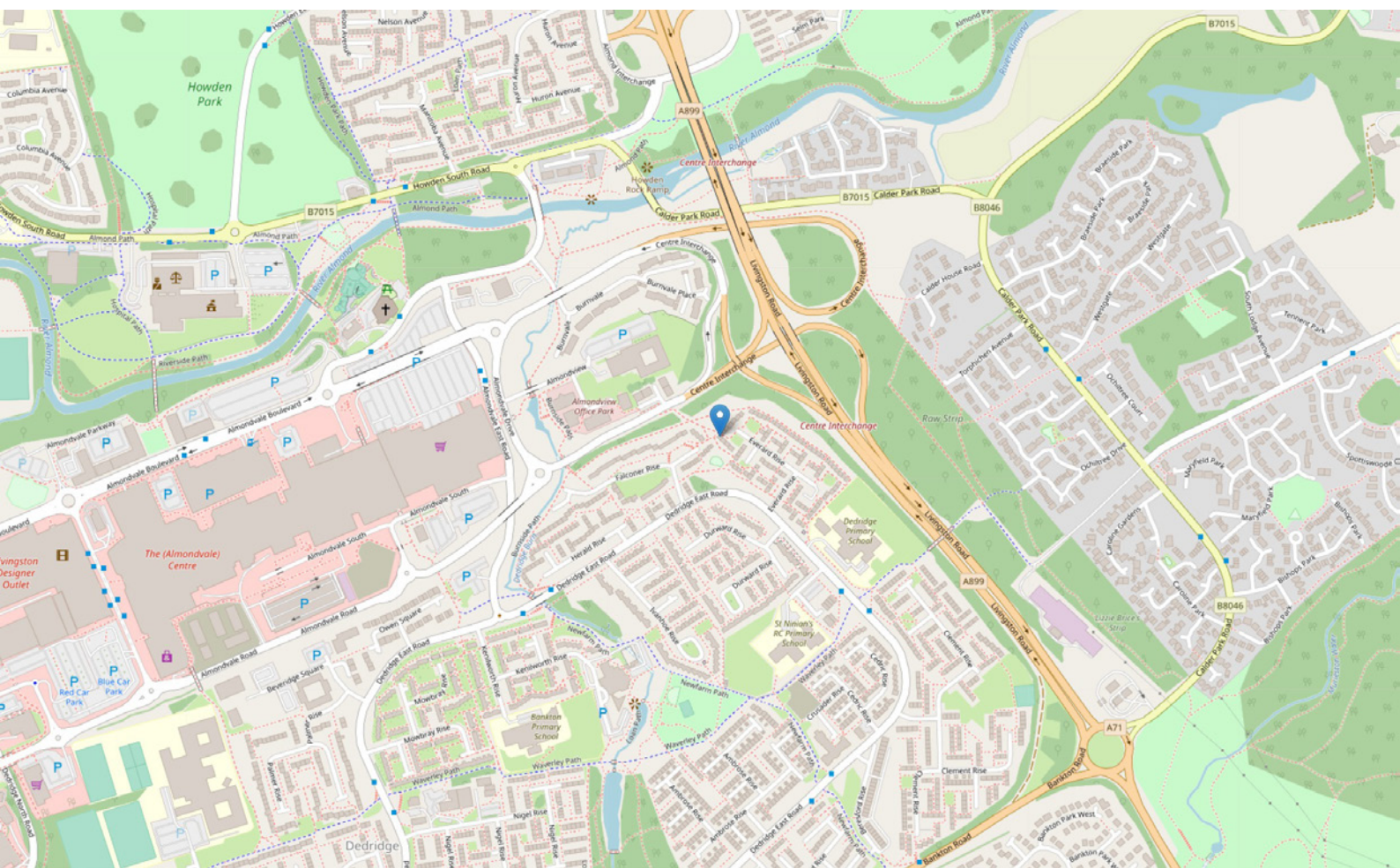


Approximate Dimensions (Taken from the widest point)

Living Room 5.60m (18'4") x 3.00m (9'10")
 Kitchen 3.70m (12'2") x 3.30m (10'10")
 Bedroom 1 3.70m (12'2") x 3.20m (10'6")

Bedroom 2 3.70m (12'2") x 2.47m (8'1")
 Bathroom 2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 78m²
 EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with the area, Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. In the main, it comprises a wide variety of modern property styles, all connected by a system of roadways, making internal commuting quick and easy. Situated close to the M8, the town enjoys very easy links with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling, the Forth Bridge and all points north. Livingston South train station is nearby and the trip from there offers a direct link into Waverley Station, the very heart of Edinburgh. Local shopping could scarcely be more convenient.





The Almondvale Centre provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Livingston, in general, provides a high level of amenities. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course.

Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium. Nearby, for those who prefer wide-open spaces, the Almond Valley, following the course of the River Almond, provides pleasant country-like walks as well as a trim course and riverside gardens.



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