

181 Raeburn Rigg

LIVINGSTON, WEST LoTHIAN, EH54 8PJ



SPACIOUS 3 BED, END-TERRACED HOME WITH PRIVATE DRIVEWAY, GENEROUS GARDENS, AND ENDLESS POTENTIAL TO MAKE IT YOUR OWN



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McEwan Fraser Legal is delighted to present 181 Raeburn Rigg to the market. Set within a quiet residential pocket, this three-bedroom end-terraced home offers generous proportions, bright interiors, and well-kept gardens to the front and rear, making it an ideal choice for families or first-time buyers seeking space, flexibility, and potential.

The entrance hallway sets a welcoming tone, featuring modern flooring, a staircase to the upper level, and access to all ground-floor rooms, including a convenient cloakroom fitted with a WC and wash basin.

To the front, the generous lounge enjoys dual-aspect windows that flood the room with natural light, creating a bright and comfortable space for everyday living. The neutral décor and feature fireplace add warmth and character, while the layout easily accommodates both seating and dining furniture, perfect for relaxing or entertaining.

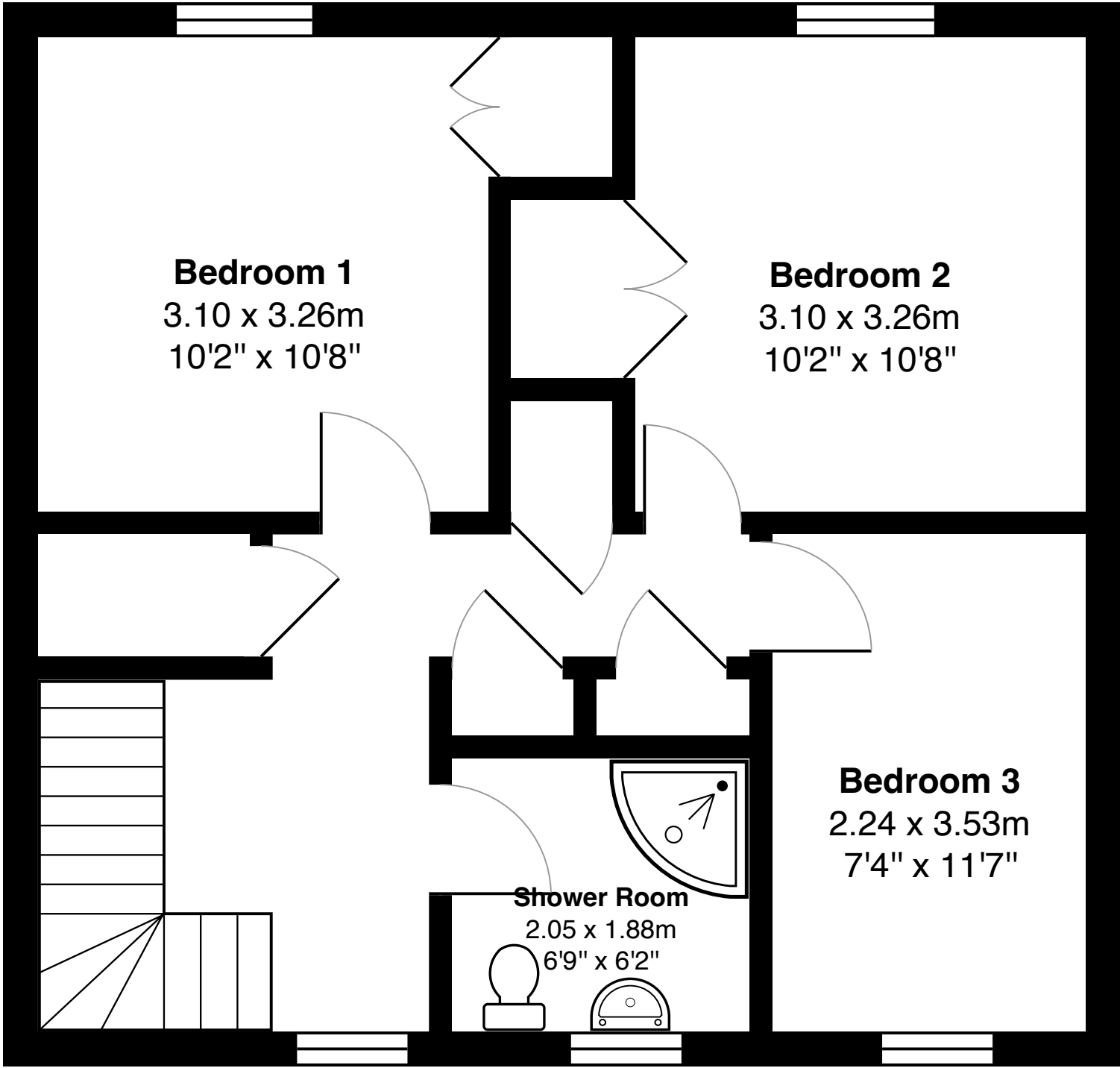
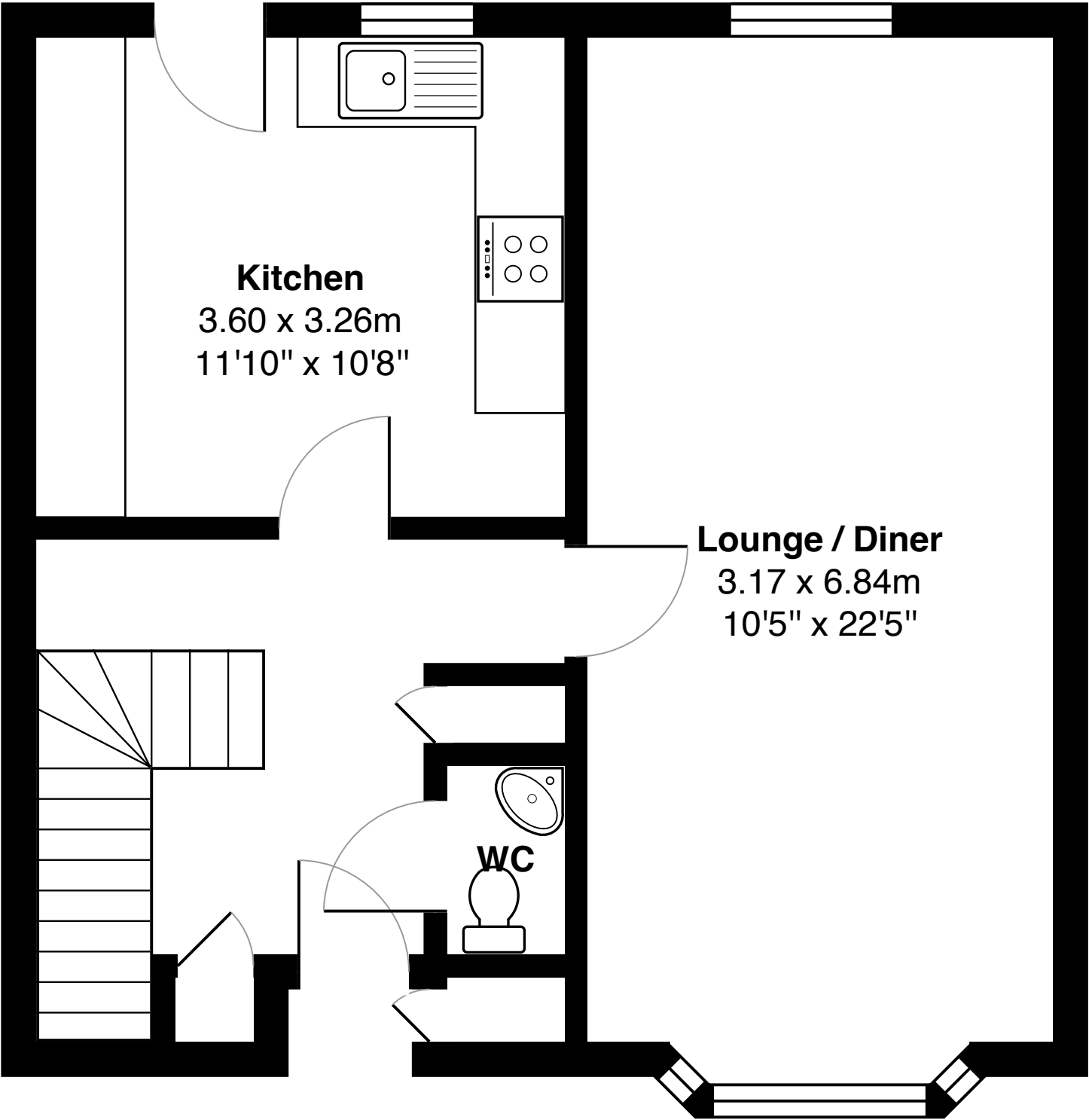


The kitchen sits to the rear and is a real highlight, fitted with a range of cabinets, dark contrasting worktops, and space for dining. A glazed door opens directly to the garden, ideal for outdoor dining or family gatherings.



Upstairs, the landing offers access to three well-proportioned bedrooms, each with built-in storage. The main bedroom overlooks the front garden and benefits from fitted wardrobes, while the second and third bedrooms offer flexibility for guests, children, or home working. The family shower room completes the upper level with a white suite, corner shower, and full wall panelling for easy upkeep.





Gross internal floor area (m²): 94m²
EPC Rating: C



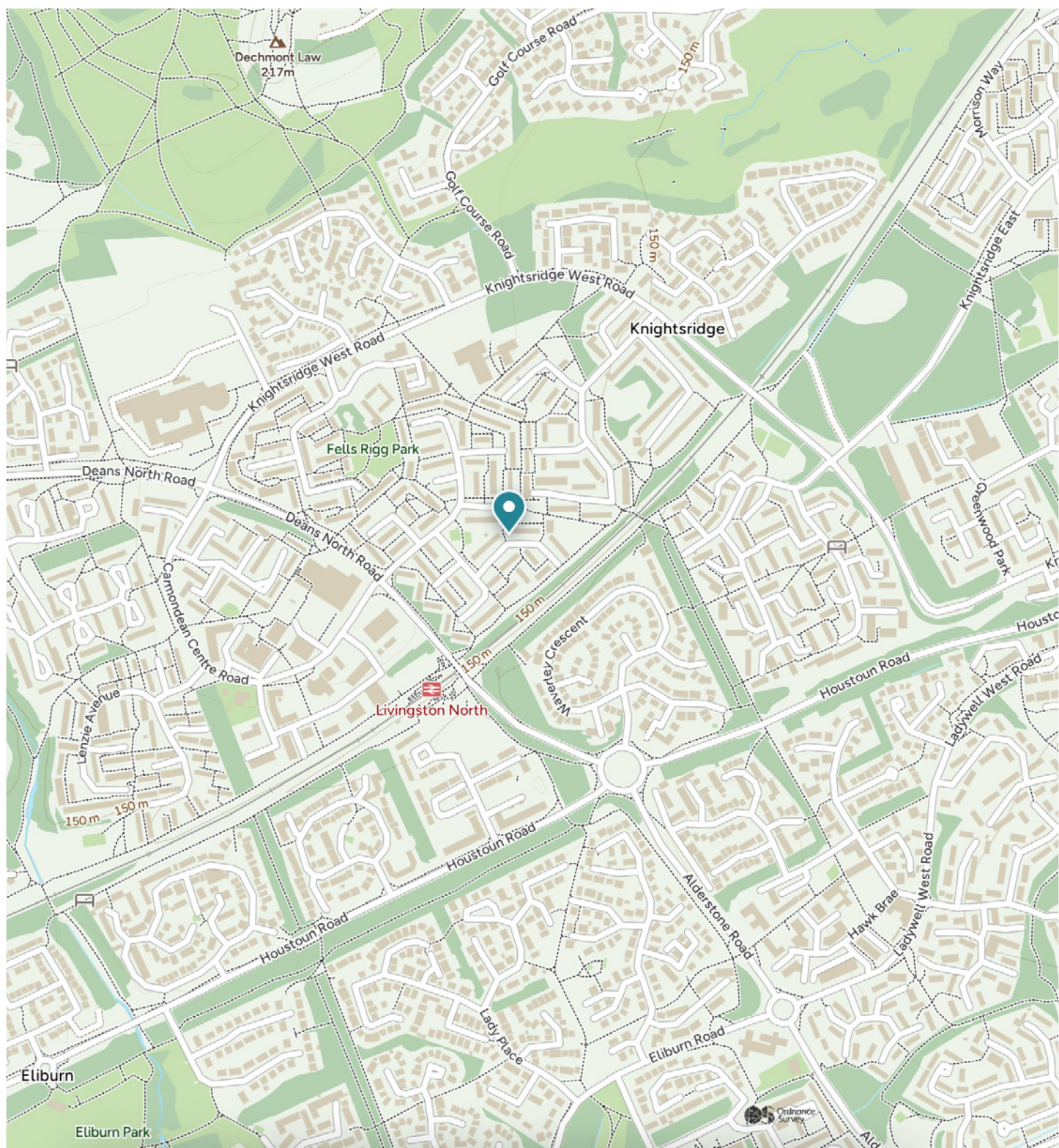
Externally, the property enjoys enclosed front and rear gardens, with the rear providing a private space bordered by mature greenery and a garden shed. A private driveway to the front offers convenient off-street parking, adding to the home's practicality.

This is a wonderful opportunity for buyers to create a home perfectly tailored to their own style and taste. With solid foundations, bright spaces, and excellent proportions throughout, it's the ideal blank canvas for those keen to modernise and make it their own. Situated in the ever-popular Raeburn Rigg area, the home combines a peaceful setting with easy access to local schools, shops, parks, and transport links across Livingston and beyond, ideal for those seeking both convenience and community.



Nestled within the popular Raeburn Rigg development, this home offers a peaceful, established setting with mature greenery and a strong community spirit. The area is perfect for families, featuring the nearby Raeburn Rigg Park and excellent local schools, including Carmondean Primary and Deans High.

Convenience is key, with Morrisons supermarket, local shops, cafés, and the Saltire pub all within easy reach. Commuters benefit from superb transport links, including Livingston North Train Station with direct services to Edinburgh and Glasgow, plus easy M8 access. Raeburn Rigg perfectly blends tranquillity with connectivity for an ideal Livingston lifestyle.



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