

# Peterkin & Kidd

Solicitors and Estate Agents

**71**

**DURWARD RISE  
LIVINGSTON, EH54 6HX**



**OFFERS OVER £180,000**



# 71

## DURWARD RISE LIVINGSTON, EH54 6HX

This mid-terraced property offers spacious and flexible accommodation for family living and is set over 2 floors with communal parking to the front.

A uPVC door leads to the hall with space for freestanding furniture and an understair cupboard. There is a modern 2-piece cloaks/WC which has a window to the front.

The well-proportioned living room / dining room is brightly situated to the rear and has patio doors to the garden.

At the heart of the house, there is a large kitchen with a dining / family area and French doors to the garden. The kitchen is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating work surfaces and tiling to splashback. The gas hob, oven, American fridge/freezer and the washing machine are included in the sale but are not warranted. In addition there is a cupboard housing the boiler.

Stairs from the hall lead to the upper floor where there is a large walk-in cupboard and a hatch to the attic.

There are 4 good-sized bedrooms to the rear, 3 of them with fitted wardrobes.

The modern, fully tiled bathroom completes the accommodation and is fitted with a white 3-piece suite comprising WC, wash stand and bath with overbath Triton shower, curtain and rail. Window to front.

### ACCOMMODATION

Hall  
Living room / dining room  
Fitted kitchen with dining / family area  
4 bedrooms  
Bathroom, cloaks/WC

Gas central heating, double glazing

### EXTRAS

All fitted carpets, floor coverings and white goods as specified are included in the sale.

### GARDEN

There is a small garden to the front. The garden to the rear has a paved patio and lawn.

### PARKING

There is communal parking directly in front of the property.





## SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

COUNCIL TAX BAND: B

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

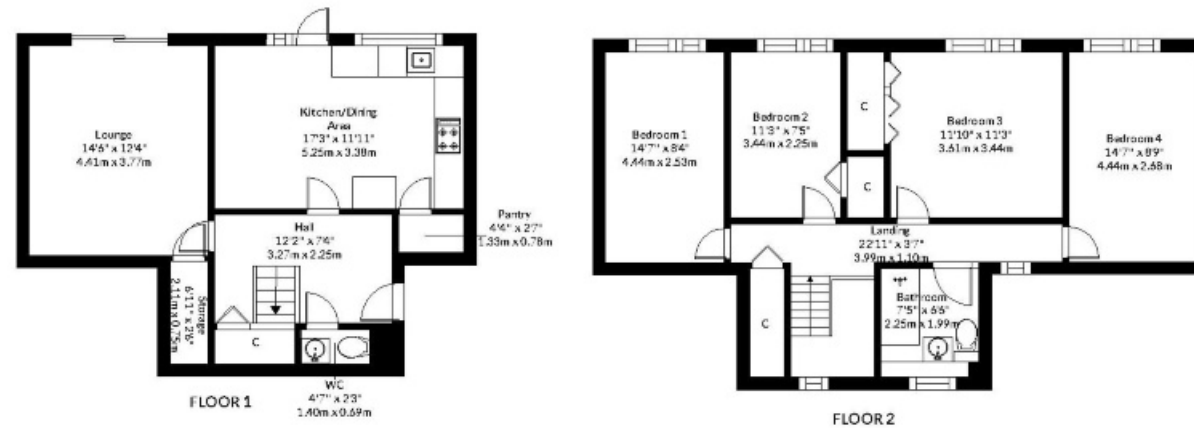




## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2025

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*We can open doors for you*

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