



**RE/MAX** PROPERTY



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45 Herald Rise, Livingston,  
West Lothian, EH54 6JG

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This spacious mid terraced house in Herald Rise is ideal opportunity for those seeking a property with potential. This home is ideal for families or those requiring bedroom and office space. Lorna MacDonald and RE/MAX Property are delighted to bring this 2 bedroomed property to the market.

Dedridge is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, leisure centre and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

### **Front Garden**

You enter the enclosed, grassed front garden which leads to the front door, with a tree finishing the area.

### **Entrance Vestibule**

Entry to this inviting hallway is through a uPVC door with windows which, along with the adjacent window to the front, allows natural light to enter. The décor begins with painted walls and laminate flooring. A storage cupboard can be found in this area. There is a ceiling light, power points and a radiator.

### **Lounge**

**4.745m x 3.380m (15'06" x 11'01")**

This great room has magnolia painted walls with a feature papered wall, and laminate to the floor. A large window to the rear allows lots of natural light into the room, being further enhanced by two ceiling lights. There is an under stair built in cupboard, providing storage space. A decorative, electric fire place provides a central focal point in the room. A radiator and power points complete this area.

### **Kitchen Diner**

**3.716m x 3.336m (12'02" x 10'11")**

The heart of the home, this room has many wall and floor mounted units with grey frontages alongside co-ordinating black work surfaces and black tile splashback. Decorated with white painted walls, a feature brick effect papered wall and laminate flooring. There is an under counter oven, four ring gas hob and stainless steel extractor hood, which will be included in the sale. There is also space for a tall fridge freezer and an under counter washing machine. Natural light enters from the window to the rear, being enhanced by a ceiling light. The sink area comprises of a stainless steel sink with drainer and mixer tap. A upvc door with windows gives access from here to the rear garden. Power points and a radiator complete this room.



### **Living Level Toilet**

**1.893m x 0.879m (6'02" x 2'10")**

This essential room for modern day living has been decorated with white painted walls. The suite comprises of a close coupled toilet and wall hung sink.

### **Stairs and Landing**

The décor continues with carpeted stairs and landing and white painted walls, with a feature papered wall. A window to the front allows natural light into this area. There is a built in cupboard with provides storage space. There are two ceiling lights, power points and an attic hatch complete this area.

### **Primary Bedroom**

**3.310m x 3.732m (10'10" x 12'02")**

This great sized room has grey papered walls, with a feature paper wall, and laminate to the floor. A window to the rear of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

### **Bedroom Two**

**2.743m x 1.875m (8'11" x 6'01")**

This second double bedroom has been finished with white painted walls and laminate to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

### **Bathroom**

**1.810m x 1.897m (5'11" x 6'02")**

This bathroom has been finished in neutral tones. Decorated with white painted walls, half height cream tiles, and vinyl to the floor. The window to the front of the property allows in natural light and there are ceiling downlights. The suite comprises of an electric shower in shower cubicle, a close coupled toilet, a pedestal sink and a bath with mixer tap and shower attachment. A radiator is also included.

### **Rear Garden**

This second garden space is finished with paving and enclosed with fencing and a metal gate. There is easy access to the bay parking available in the street from here.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

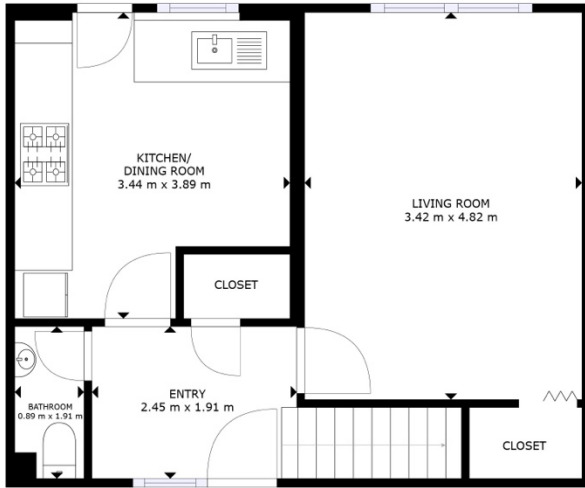
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

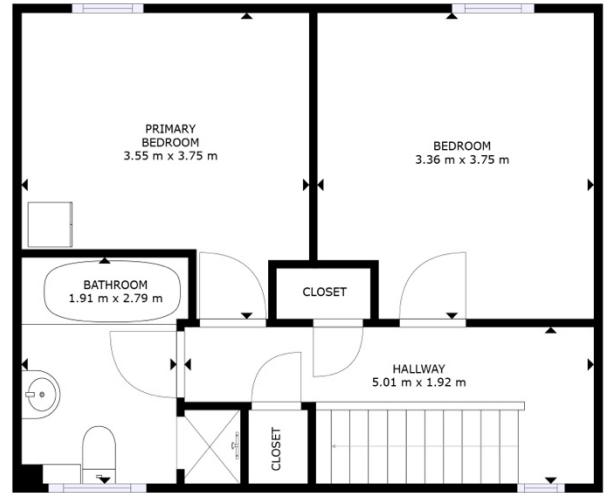






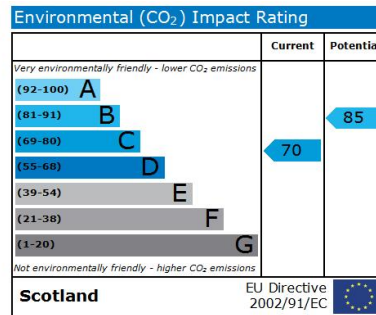
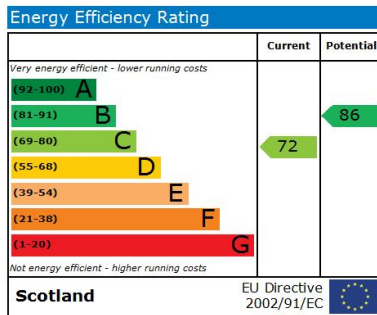
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>  
TOTAL: 82 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>  
TOTAL: 82 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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