



DESCRIPTION

This three-bedroom end-terraced home offers generous accommodation, a practical layout and excellent potential for a buyer looking to put their own stamp on a property. With well-proportioned rooms, good storage and enclosed outdoor spaces to both the front and rear, the property provides a great foundation for creating a comfortable modern home.

The ground floor features a bright living room with sliding glass doors opening onto the enclosed front garden, allowing plenty of natural light into the space. To the rear, the open-plan kitchen diner provides a generous social space, with wooden cabinetry and worktops, while a downstairs WC adds further practicality.

Upstairs, there are three well-sized bedrooms, with built-in storage providing useful space throughout the property. The family bathroom is fitted with a bath and shower over, completing the accommodation.

Externally, the property benefits from an enclosed private rear garden, offering a good level of outdoor space and potential for landscaping to suit. Solar panels are also installed on the roof, adding an additional feature for the next owner.

Offering a spacious layout and plenty of scope for improvement, this property represents an exciting opportunity for buyers looking for a home they can modernise and make their own.

Key Features:

- Three-bedroom end-terraced home
- Spacious kitchen diner
- Bright living room with sliding doors
- Downstairs WC
- Three well-sized bedrooms
- Good built-in storage
- Family bathroom with shower over bath
- Enclosed front and private rear gardens
- Solar panels
- Excellent potential for modernisation



LOCATION

Falconer Rise is situated within the popular Dedridge area of Livingston, offering a convenient and well-established setting with excellent amenities close by. The surrounding area is well served by local shops, schools, parks and green spaces, making it particularly appealing to families and those looking for a well-connected community.

Livingston town centre is easily accessible and provides an excellent range of shopping, restaurants, cafés, leisure facilities and entertainment, including The Centre and Livingston Designer Outlet. For commuters, the area benefits from excellent road links to Edinburgh, Glasgow and the wider Central Belt, while Livingston South railway station provides regular services to Edinburgh and Glasgow. The surrounding countryside and nearby parks also offer plenty of opportunities to enjoy the outdoors, while still being within easy reach of everything Livingston has to offer.

