

Property Details

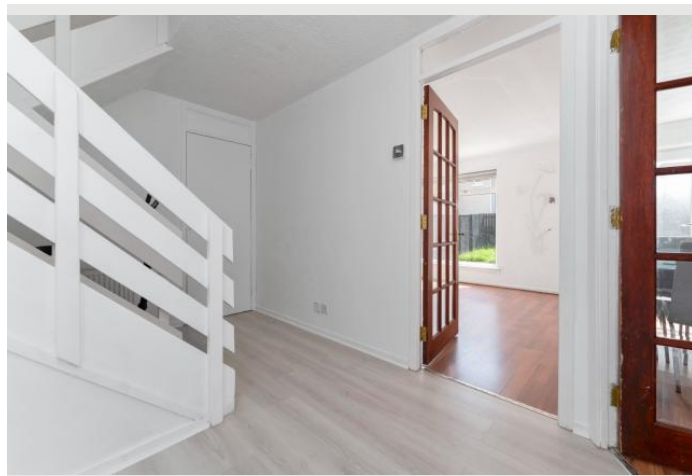
1 Ivanhoe Rise, Livingston, West Lothian, EH54 6HZ

Offers Over **£159,000**



Property Photos

1 Ivanhoe Rise, Livingston, West Lothian, EH54 6HZ

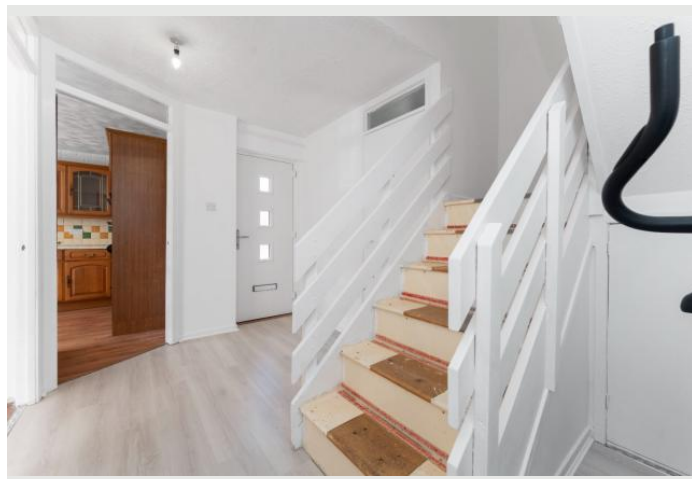


Creation Date

13/08/2026

Property Photos

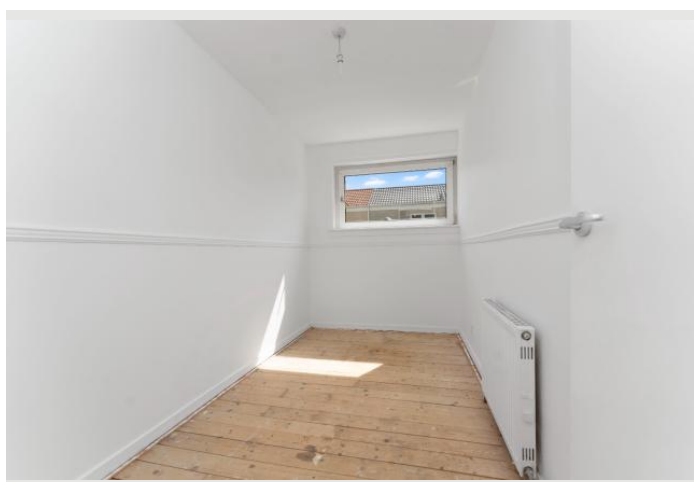
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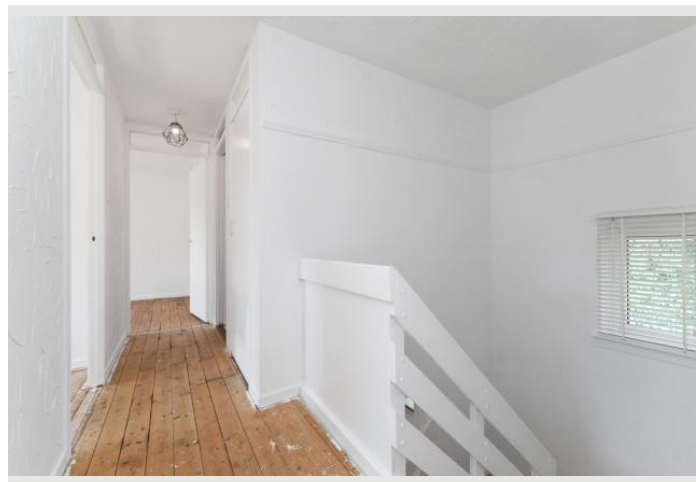


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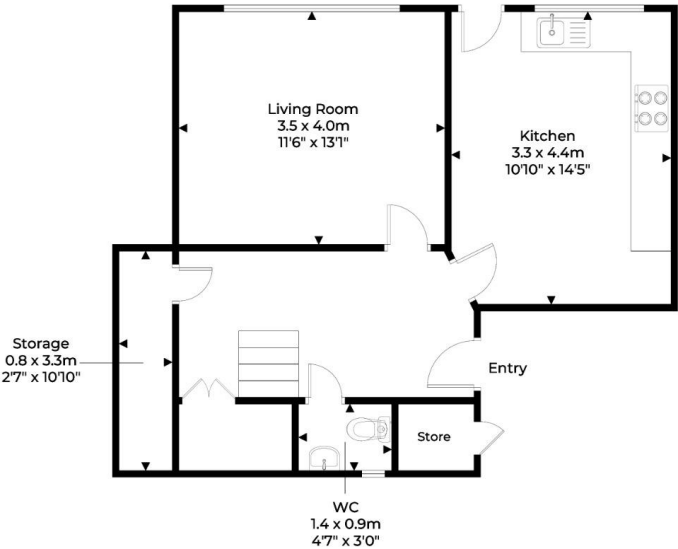
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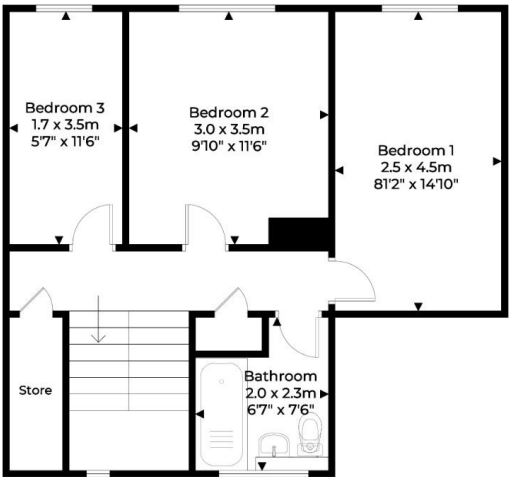
Property Floor Plans

1 Ivanhoe Rise, Livingston, West Lothian, EH54 6HZ

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Approximate Gross Area
90 sq m / 969 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Property Info

1 Ivanhoe Rise, Livingston, West Lothian, EH54 6HZ

Property Type
House
Property Style
End of Terrace
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
980 Sq Ft
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£159,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

1 Ivanhoe Rise, Livingston, West Lothian, EH54 6HZ

Feature 1

Open Spacious Entrance Hall With Storage And Ground Floor Wc

Feature 2

Spacious And Bright Lounge With Laminate Flooring And Full Height Window Overlooking The Rear Garden

Feature 3

Kitchen/diner With A Range Of Wall And Base Units With Appliances And Access To Rear Garden

Feature 4

Three Bedrooms And Large Storage Cupboard On Second Floor

Feature 5

Family Bathroom With 3 Piece Suite And Shower Over Bath

Feature 6

Gas Central Heating

Feature 7

Enclosed Gardens To Front And Rear

Feature 8

On Street Parking

Property Description

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Watermans bring to market this spacious three bedroom end terraced villa in the popular residential area of Dedridge, offering an excellent opportunity for buyers seeking a property to put their own stamp on. The spacious accommodation is arranged over two levels and

comprises a welcoming entrance hall, a generous living/dining room, fitted kitchen/diner, ground floor WC and useful storage. An integral store at front door provides practical additional storage space. The upper floor offers three bedrooms together with a family bathroom and further storage, creating flexible accommodation well suited to families and those requiring home-working space. While the property would now benefit from some cosmetic upgrades, it presents an ideal blank canvas for purchasers looking to create a home to their own specification and style. Externally, the property enjoys the benefits of an end-terrace position, with enclosed gardens to the front and rear. A garden shed is included in the sale.

The property includes;

Open spacious entrance hall with storage and ground floor wc
Spacious and bright lounge with laminate flooring and full height window overlooking the rear garden
Kitchen/diner with a range of wall and base units with appliances and access to rear garden
Three bedrooms and large storage cupboard on second floor
Family bathroom with 3 piece suite and shower over bath
Gas central heating
Double Glazing
External storage
Enclosed gardens to front and rear
Garden Shed
On street parking

Offers over 159,000

Council Tax B

Viewing by appointment only

No warranty will be given on any of the appliances included in the sale.

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Location

Livingston is a popular West Lothian town offering an excellent balance of modern amenities, green open spaces and convenient transport links. Ideally positioned between Edinburgh and Glasgow, the area is particularly appealing to commuters, families and those looking for a well connected location with a wide range of facilities close by. The town provides an excellent selection of shopping, leisure and recreational amenities including The Centre, Livingston and Livingston Designer Outlet, along with a variety of restaurants, cafs and supermarkets. For outdoor enthusiasts, Livingston benefits from numerous parks, woodland walks and countryside areas nearby, including Almondell & Calderwood Country Park. The town also offers a range of sports and leisure facilities, making it an attractive location for active lifestyles. Families are well catered for with a good choice of local schools, while excellent transport connections include easy access to the M8 motorway, Livingston railway stations and regular bus services, providing straightforward links to Edinburgh, Glasgow and surrounding areas.

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