



## 6 Cedric Rise, Livingston, EH546JR, Livingston, EH546JR

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Boyd Legal are delighted to present to the market this stylish and beautifully presented five-bedroom townhouse located within the popular residential Dedridge area of Livingston. The property is in immaculate order and is offered to the market in true move-in condition. The accommodation briefly comprises; ground floor; a welcoming entrance hallway, a useful downstairs WC, a large bright and spacious open plan lounge/dining room and a well-proportioned modern breakfasting kitchen with door to rear garden. A carpeted staircase leads to the first floor landing and comprises; three good sized bedrooms and a contemporary family bathroom with shower over the bath with glass screen. A further carpeted stairway gives access to two further bedrooms and a dressing room. The property benefits from gas central heating, double glazing and excellent storage facilities throughout the house. Externally there are private gardens to the front and rear with a single garage. There is ample unrestricted residents parking available. This property will make a lovely family home and will appeal to a variety of buyers and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

Livingston has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There are also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinema, and sports centres. This location has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. There are two railway stations, both serve separate railway lines that make the commute to Edinburgh, Glasgow and other subsidiary destination easy.

### BASE INFORMATION:

Rooms	: 2
Bed	: 5