



117

118 Staunton Rise
Dedridge

Livingston EH54 6PA

Offers Over £145,000

Caesar & Howie
Solicitors & Estate Agents



118 Staunton Rise

Dedridge, Livingston, EH54 6PA

This is a popular style mid terraced villa that will provide an ideal family home or investment, will benefit from modernisation/upgrading and has excellent potential. It also benefits from having the exterior wall insulation/refurb done. Rooms are all well proportioned and there is a drive in parking space to front. Gardens front and rear. Located in a highly sought after area, with schools, amenities, town centre and shopping, all within easy reach. Immediate/flexible entry. Chain Free.

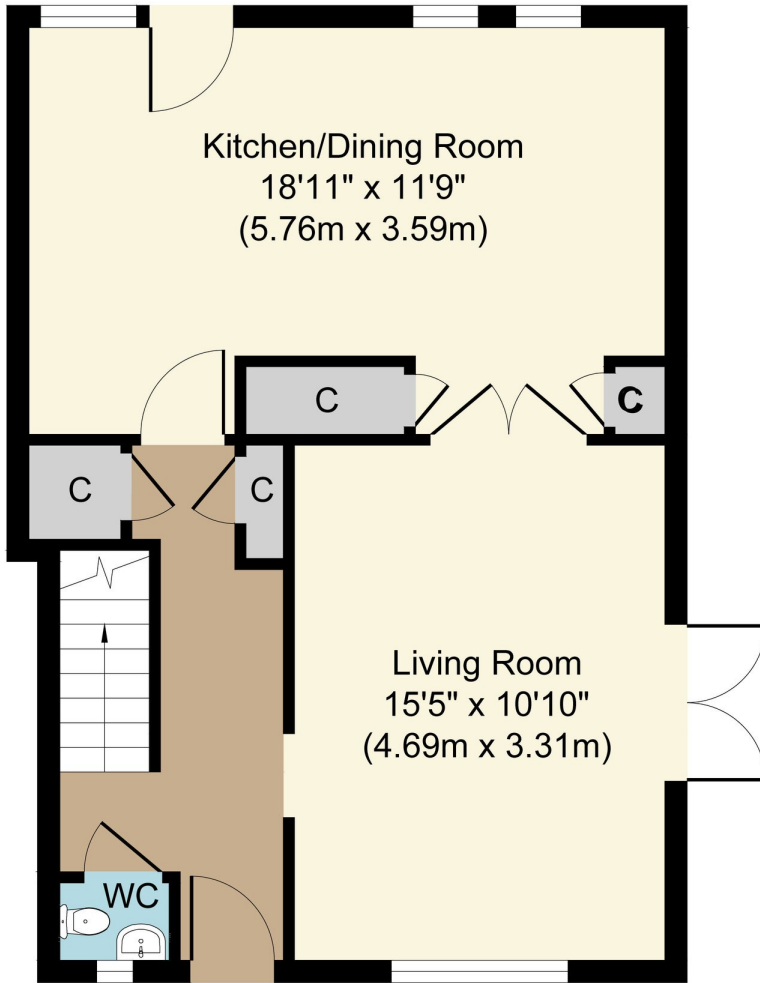
- **Entrance hall & W.C.**
- **Lounge**
- **Kitchen/dining room**
- **Three bedrooms**
- **Wet/shower room**
- **GCH**
- **Gardens**
- **Drive in space to front**
- **Council Tax Band B**
- **Energy Efficiency Rating:**



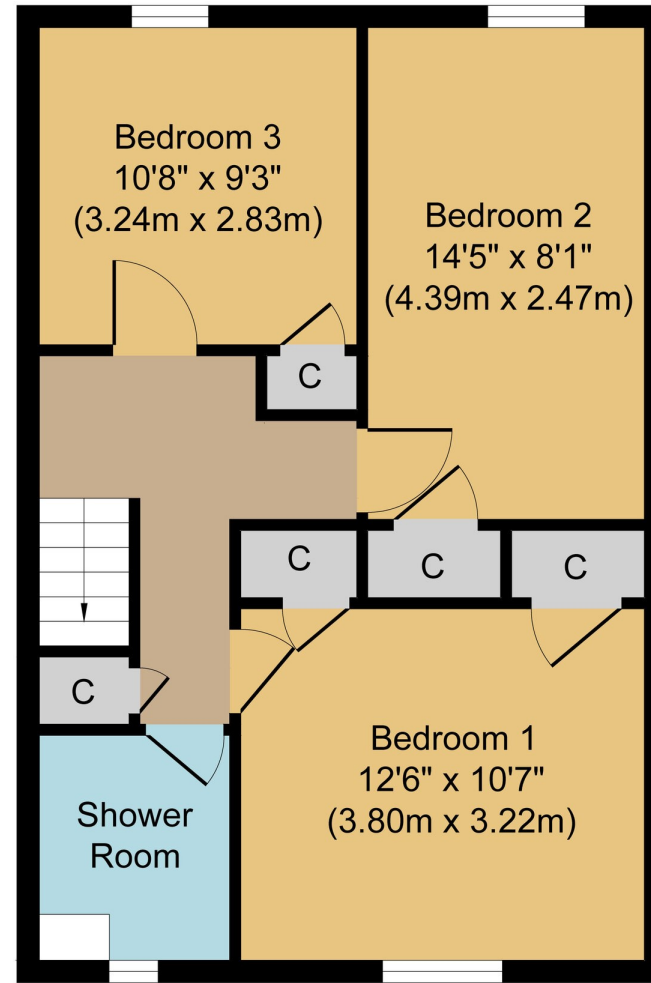
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.