

48 Cedric Rise

Dedridge Livingston

EH54 6JS

Offers Over £155,000

Caesar & Howie

Solicitors & Estate Agents







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Spacious and popular style terraced villa, in highly desirable area. Offers excellent first time buy near schools and amenities. The kitchen has a wide range of modern units and the lounge has windows facing the rear garden to the south. Rooms are well proportioned throughout, there are excellent storage facilities and good further potential. Gates provide off street parking or potential for garden landscaping. Town centre, public transport and most amenities are all within easy reach. Early/ flexible entry available. Chain free.

- **Entrance hall**
- **Spacious lounge**
- **Fitted kitchen**
- **Two double bedrooms**
- **Shower room**
- **GCH & DG**
- **Gardens/drive**
- **Garage**
- **Council Tax Band B**
- **Floor area 82 m2 approx**

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









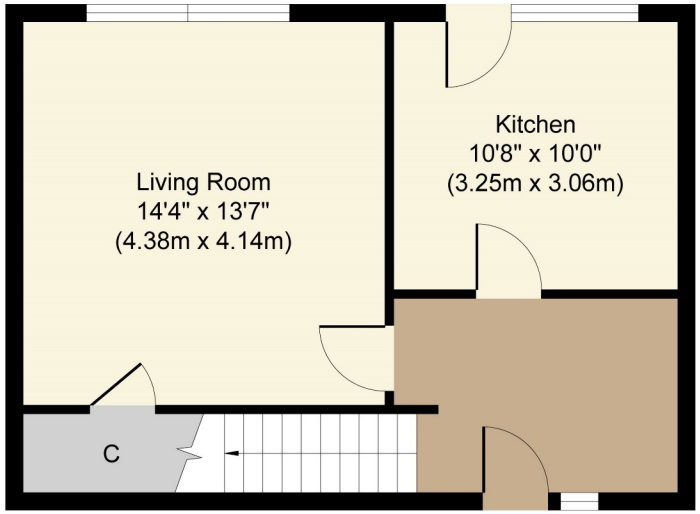
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Ground Floor



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.

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