



Kaims Walk, Livingston, West Lothian, EH54 7ED



IMMACULATELY PRESENTED 4 BEDROOM DETACHED VILLA CENTRAL LOCATION EXCELLENT COMMUTING LINKS

Janice Bennie and RE/MAX Property are delighted to offer to the market this very well-presented detached villa, offering flexible, family accommodation in a highly sought after location. The property is located at the heart of a quiet and leafy cul de sac and comprises of entrance hallway, lounge, dining area, kitchen/breakfasting room, 4 bedrooms including a master with an en suite, family bathroom, and garage. Further benefits include large driveway, gardens front, side and rear, GCH and DG.

Kaims Walk is an incredibly popular residential area of Livingston Village. The property itself is situated in a family friendly street and is within easy walking distance of local amenities, including the Livingston Inn and post office, and is well served by bus services into the centre of Livingston and beyond. It is in catchment for the highly regarded Livingston Village Primary School and James Young High School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band E Freehold Tenure Factor Fee N/A
The home report can be downloaded from our website.





Entrance Hallway

Accessed through the UPVC door with decorative glass panel this area offers an inviting introduction to the home and sets the tone for the immaculate interiors to follow. The hall is decorated in a neutral palette with carpeted flooring leading to all the lounge and also provides access to the first floor. This area is served by a centre light and wall-mounted radiator and has a handy storage cupboard.

Lounge - 12' 9" x 14' 2" (3.88m x 4.32m)

Leading off the hallway is a bright, contemporary styled lounge, which is enhanced by a chic colour scheme with grey accents which perfectly complements the room's modern décor. The room provides plenty of space for comfortable seating arrangements and offers an attractive area to relax in. There is a large window overlooking the front garden, which floods the room with natural light. This room leads to dining area.

Dining Room - 9' 7" x 8' 2" (2.92m x 2.48m)

Our open-plan dining room, gracefully situated between the lounge and kitchen is adorned with durable wood engineered flooring, which exudes charm and warmth and has tranquil views of the rear garden. Designed for seamless flow, this space encourages interaction, whether it's a cosy family dinner or an intimate gathering. Natural light fills the room, enhancing its inviting atmosphere. The thoughtful layout ensures easy connectivity between the lounge and kitchen to make each dining experience memorable.

Kitchen/Breakfast Room - 16' 2" x 8' 2" (4.93m x 2.48m)

The spacious kitchen/breakfasting room, seamlessly connected to the dining area, offering a delightful view of the rear garden through elegant French doors. This versatile space boasts a harmonious balance of functionality and style. Ample floor and wall-mounted units provide generous storage, ensuring everything has its place. The integrated appliances, including a double electric oven, gas hob, and dishwasher, streamline meal preparation, making cooking a breeze. Adjacent to the kitchen, a separate breakfasting area invites leisurely mornings and casual dining experiences making our kitchen/breakfasting room the heart of the home, where functionality meets comfort in perfect harmony.

Utility Room - 9' 3" x 5' 5" (2.81m x 1.66m)

Accessible from the kitchen, our utility area offers seamless access to the rear garden and downstairs WC. Designed for efficiency, it features ample storage and a sleek aesthetic. Organise laundry, cleaning supplies, and outdoor gear with ease. Enjoy effortless transitions between indoor and outdoor tasks in this practical yet stylish space.

W.C. - 5' 2" x 3' 1" (1.58m x 0.95m)

There is the added benefit of a downstairs cloakroom, with a wash hand basin with pedestal and push button toilet with surrounding tiling set on tiled flooring to blend with the classic finish throughout the home.

Upstairs Hallway

Rise the carpeted stairs to the spacious upper landing where there is access to all bedrooms, family bathroom and loft space. Lighting is provided by a central light fitting, storage cupboards and wall mounted radiator.

Master Bedroom - 13' 0" x 9' 3" (3.97m x 2.82m)

The luxurious master bedroom comes complete with its own en-suite shower room and built in mirrored wardrobes – a shopaholics dream! It has been decorated in soothing neutral tones with carpeted flooring and offers breathtaking views over the surrounding development & beyond.

En Suite - 6' 2" x 6' 10" (1.88m x 2.08m)

The fully tiled en-suite boasts a white three-piece suite comprising of separate, shower enclosure with mains operated overhead shower. There is a modern vanity unit with basin and a separate push button W.C. It is supplemented by the attractive wall mounted heated towel rail and centre light.

Bedroom 2 - 9' 4" x 12' 2" (2.85m x 3.7m)

Bright and spacious double bedroom with carpeted flooring and modern, neutral décor. There are double mirrored wardrobes with an additional cupboard space above the staircase, wall mounted radiator, ample power points and the window formation is to the front of the property.

Bedroom 3 - 9' 3" x 9' 3" (2.82m x 2.83m)

The second bedroom overlooks the rear garden and is a sizeable double room with ample space for freestanding furniture. It has been decorated stylishly and is complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

Bedroom 4 - 8' 9" x 8' 10" (2.66m x 2.69m)

Bright and spacious double bedroom with carpeted flooring and modern, neutral décor. There are double mirrored wardrobes, wall mounted radiator, ample power points and the window formation is to the front of the property.

Front of Property

Discover the charm of our property's front area, featuring a spacious mono bloc drive leading to a single integrated garage. Beyond, a lush lawn bordered by tasteful landscaping invites relaxation. Follow the welcoming pathway to the front access, where convenience and beauty converge seamlessly.

Rear of Property

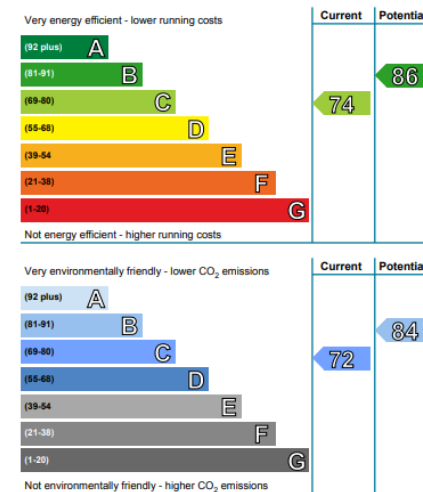
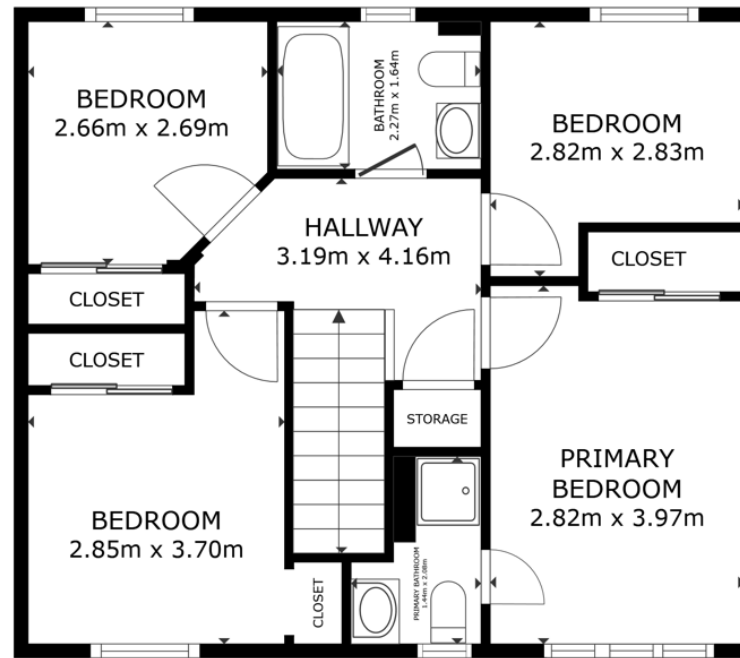
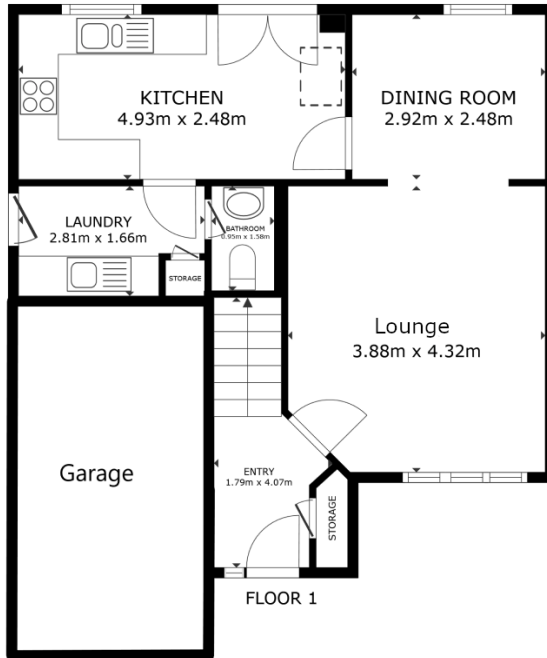
The south-facing rear garden of this property is both spacious and inviting. It boasts a generous expanse of grass and also benefits from a delightful patio and separate decked area. The paving wraps around from the back to the front of the property, providing ample space for outdoor activities and entertaining. This tranquil oasis offers sun exposure throughout the day, perfect for soaking up rays or hosting summer barbecues. With its fenced boundary, the garden ensures privacy and security, creating a peaceful retreat for relaxation and enjoyment.







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