



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**2/2, 1 Kaims Terrace**  
**Livingston, EH54 7EX**



## SECOND FLOOR FLAT

- Open Plan Lounge & Dining Space Leading To Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Communal Garden Grounds
- Allocated Parking Space
- Large Partially Floored Attic
- EPC Band - C





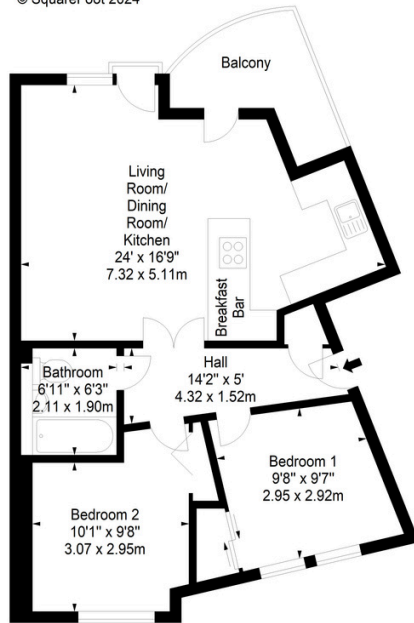
Forming part of a small select modern development, this light and airy second floor flat is situated within a very popular location in Livingston. The property is within walking distance of Livingston Shopping Centre and Livingston Designer Outlet which has an abundance of High Street shops, restaurants, and Cinema complex. Motorway networks are easily accessible providing easy access to Edinburgh and Glasgow. The well laid out accommodation would make an excellent first purchase and comprises; secure entry phone system, hallway, bright well-proportioned lounge open plan to modern kitchen with breakfast bar and with door to private balcony, two double bedrooms both with built-in wardrobes and bathroom with shower. The property is situated within well maintained communal garden grounds with residents parking and benefits from gas central heating, double glazing and has access to a separate partially floored attic space providing additional storage space. Included in the sale is the cooker, hob, hood, and fridge-freezer. The appliances included are sold as seen with no warranty provided.



Kaims Terrace,  
Livingston,  
West Lothian, EH54 7EX



Approx. Gross Internal Area  
673 Sq Ft - 62.52 Sq M  
For identification only. Not to scale.  
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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