



4 Kilne Place

Livingston EH54 6SG

Offers Over £175,000

Caesar & Howie

Solicitors & Estate Agents



41 Kilne Place

EH54 6SG

This is a well presented, modern and popular style semi detached villa, that will provide an ideal home in a highly sought after area. The accommodation is walk-in condition, has many attractive features, modern kitchen, ample dining space within the spacious lounge and excellent storage facilities. There are attractive gardens to the front and rear, driveway and shed to side. The popular district of Elburn is very central and well placed for rail station, local schools, amenities, hospital and the town centre. The area also has numerous walks and recreational areas. Immediate/flexible entry is available. Chain free.

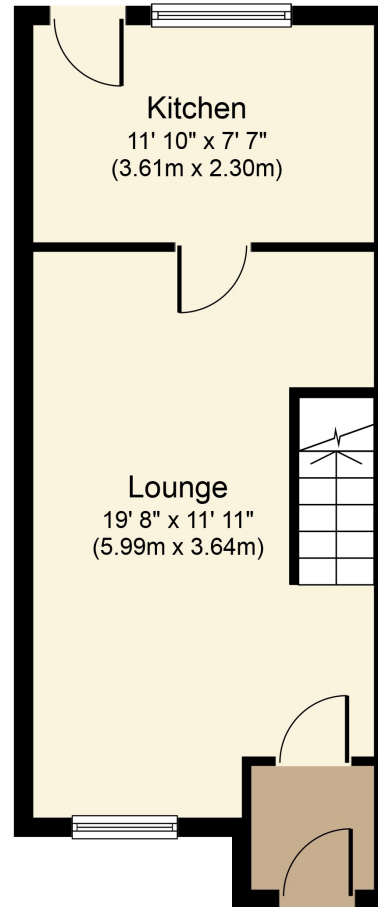
- **Entrance vestibule**
- **Spacious lounge**
- **Modern fitted kitchen**
- **Two double bedrooms (built in wardrobes)**
- **Well appointed bathroom**
- **GCH (2023 Boiler)**
- **Double glazing**
- **Attractive gardens**
- **Driveway**
- **Council Tax Band D**
- **Many extras can be available**

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

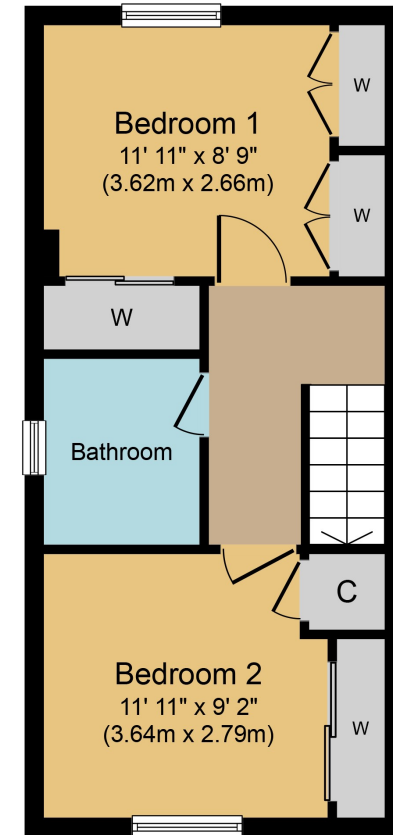


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Ground Floor



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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