



43 Kaims Court

Livingston EH54 7DB

Fixed Price £260,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





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An excellent home which will suit a variety of buyers is offered from this immaculately presented, three bedroom detached villa. The property is set within a highly sought after residential location within Livingston Village. It boasts a bright and inviting lounge/dining room, handy downstairs W.C., well maintained garden ground to the front and rear and further benefits from a single garage and driveway. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen**
- **Three bedrooms**
- **Bathroom, en suite & W.C.**
- **Gardens, garage & driveway**
- **GCH & DG**
- **Council Tax Band: D**
- **Energy Efficiency Rating: C**

Extras: All floor coverings, blinds, curtains and light fittings.

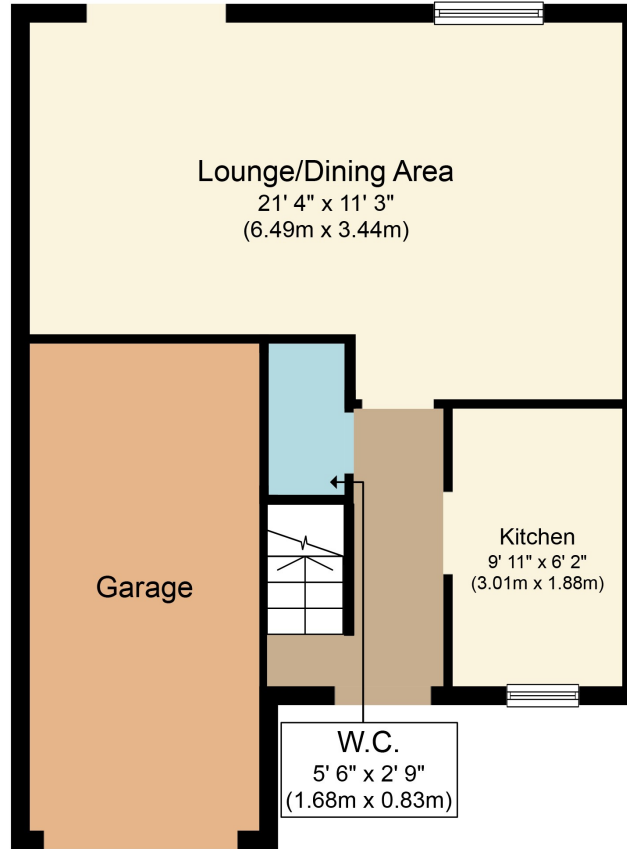
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)



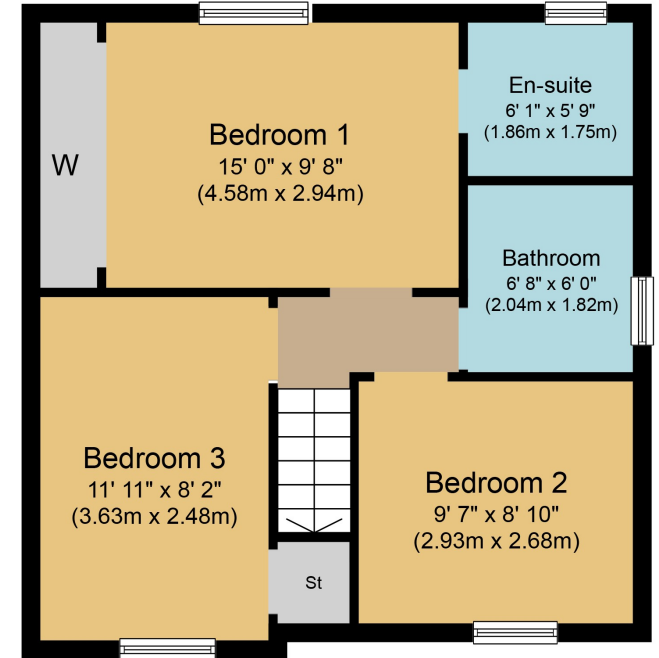


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**Ground Floor**



**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.