



54b Kirkfield View, Livingston Village

West Lothain

Offers Over **£150,000**



54b Kirkfield View

Livingston Village

Welcome to 54B Kirkfield View, a beautifully presented two-bedroom ground-floor flat that promises comfort, style, and practicality in equal measure. Perfectly situated next to a well-regarded primary school, this delightful home is ideal for first-time buyers, a growing family, those looking to downsize or simply those seeking a peaceful yet convenient lifestyle.

As you step into the property, you are welcomed by a warm and inviting hallway, with newly laid neutral laminate flooring that flows seamlessly throughout the home. This modern flooring provides the perfect blank canvas, allowing you to envision your personal touch in every room.

To the back of the hallway you are greeted by the spacious lounge, which is a cosy yet stylish retreat that offers ample space for both relaxation and dining, making it the ideal setting for entertaining guests or enjoying quiet evenings. Adjacent to the lounge is the kitchen, which offers a practical and well-organised space, with ample cupboard and worktop storage to cater to all your culinary needs. Perfectly positioned, the kitchen enjoys a lovely outlook over the garden, allowing you to enjoy the peaceful views while preparing meals.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

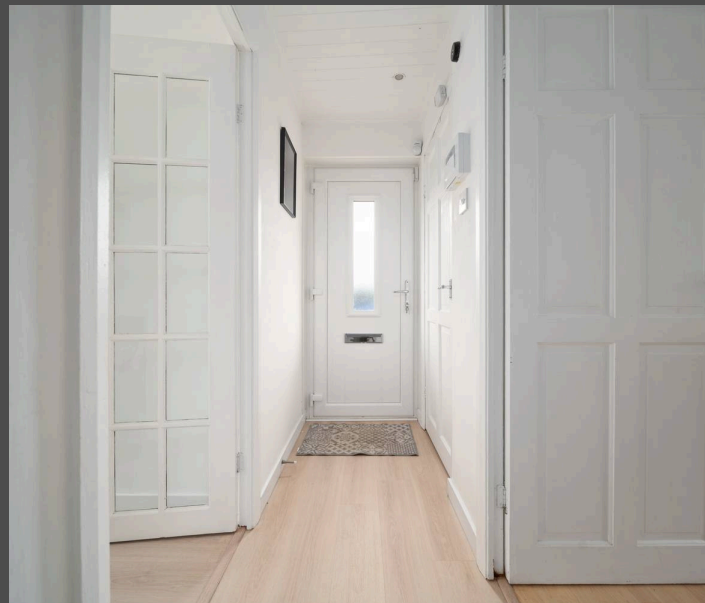


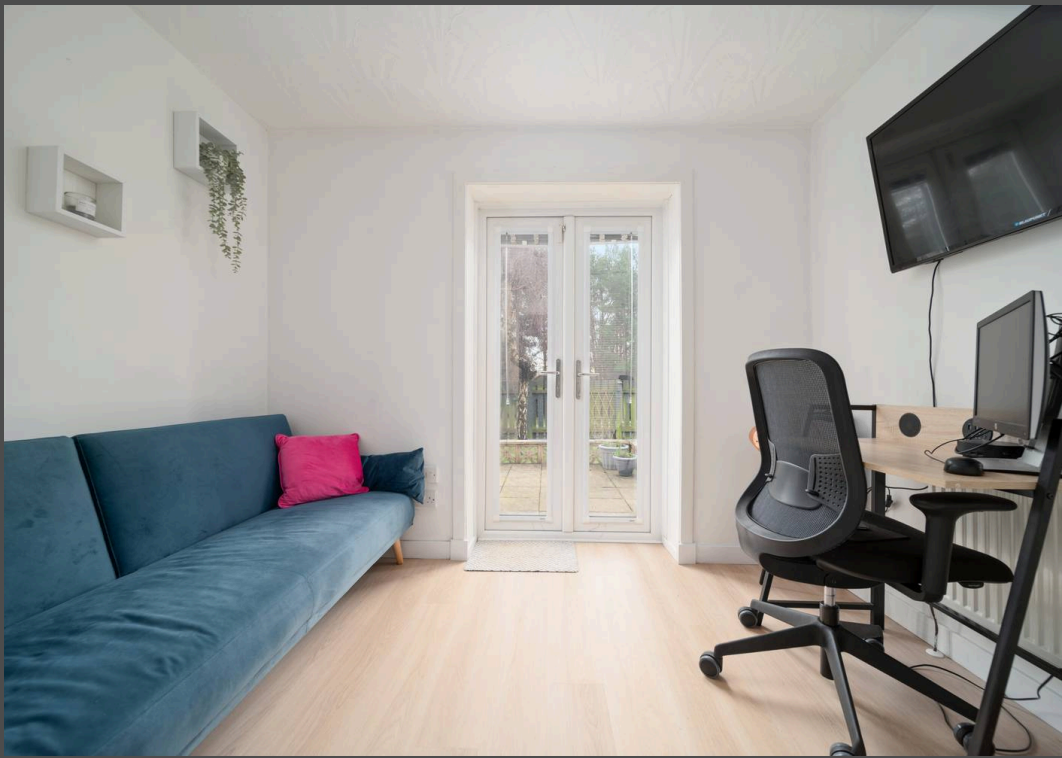
Heading back through the hallway, you'll discover two generously sized bedrooms. The largest bedroom boasts a stunning feature wall with modern, neutral panelling, creating a chic and serene atmosphere. The built-in mirrored wardrobes offer excellent storage while enhancing the sense of space and light.

The second bedroom is equally charming, currently utilised as a home office, this room is complete with a handy storage cupboard and elegant French doors that lead directly to the peaceful, south-facing garden. This tranquil outdoor space is perfect for unwinding with a morning coffee or enjoying sunny afternoons.

Completing this home is the family bathroom has been tastefully upgraded with grey-effect wet wall panelling and features a large walk-in shower, offering a contemporary and practical solution for modern living.

With its immaculate condition and peaceful garden retreat, 54B Kirkfield View is a home that effortlessly blends comfort and practicality, offering an inviting retreat to be enjoyed for years to come.





Approximate Gross Internal Area
48.4 sq m / 520 sq ft

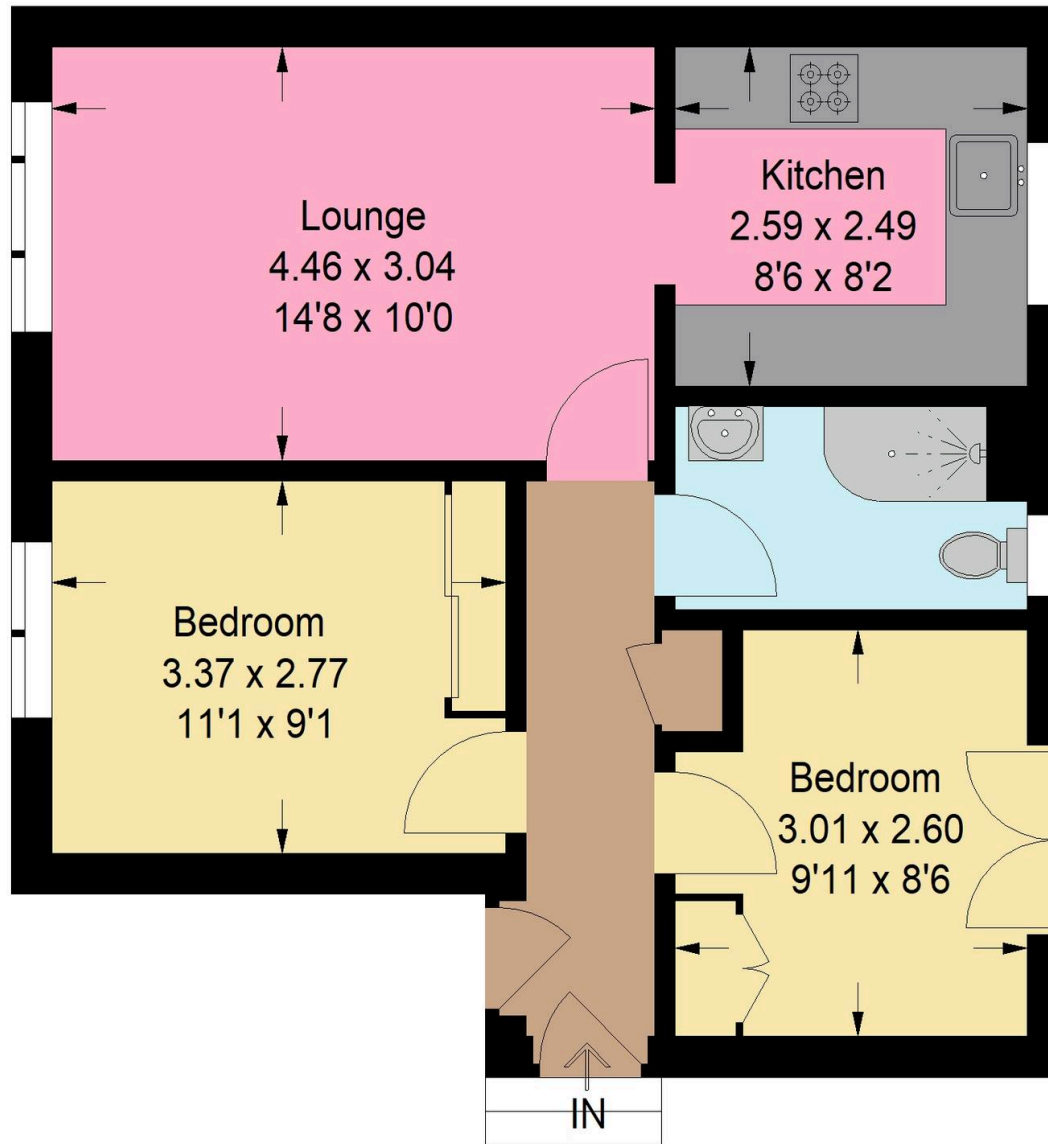


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