



43 Kilne Place, Livingston

West Lothain

Offers Over **£270,000**



43 Kilne Place

Livingston

Welcome to 43 Kilne Place — a breathtaking two-storey home where contemporary elegance and practical design come together to create the perfect haven. Whether you're a growing family or searching for your forever home, this property offers the ideal balance of style, space, and comfort.

Step inside and be greeted by a bright and inviting hallway, setting the tone for the stylish interiors that await.

The spacious living area is flooded with natural light, thanks to its generously sized windows, enhancing the airy and welcoming atmosphere. Neutrally decorated allowing this space to be the perfect blank canvas and ready for its new owners.

At the rear of the home lies the beautifully appointed dining area, seamlessly flowing into a sleek, modern kitchen. Crisp, neutral tones complement the oak-effect countertops, creating a timeless yet contemporary aesthetic. A separate utility room offers additional storage and laundry space, keeping the main kitchen clutter-free, while direct access to the integral garage ensures secure parking and extra convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Upstairs, a private sanctuary awaits, the expansive principal bedroom is a luxurious retreat, easily accommodating a king-sized bed while boasting fitted mirrored wardrobes that enhance both space and light. The en-suite bathroom offers a touch of indulgence, featuring modern fittings and a sleek finish for a truly spa-like experience.

The second bedroom is equally impressive, offering ample space and built-in mirrored wardrobes that maximise storage without compromising aesthetics. The third bedroom, brimming with versatility, is ideal for a home office, nursery, or stylish guest suite, adapting effortlessly to suit your needs. A generous hallway storage cupboard ensures that household essentials remain neatly tucked away, maintaining the home's polished and organised feel. Completing this level, the spacious family bathroom exudes elegance, fitted with contemporary fixtures to ensure both relaxation and convenience for all.

Step outside, and you'll find a truly exceptional outdoor space. Designed for effortless enjoyment, the fully landscaped, low-maintenance garden provides a private retreat, perfect for unwinding after a long day. With no neighbouring properties behind, the uninterrupted views of a picturesque forest create a breathtakingly tranquil setting. Whether enjoying a morning coffee on the patio or hosting summer barbecues, this serene space offers a rare blend of privacy and natural beauty.





Approximate Gross Internal Area (Excluding Garage) = 90.4 sq m / 973 sq ft

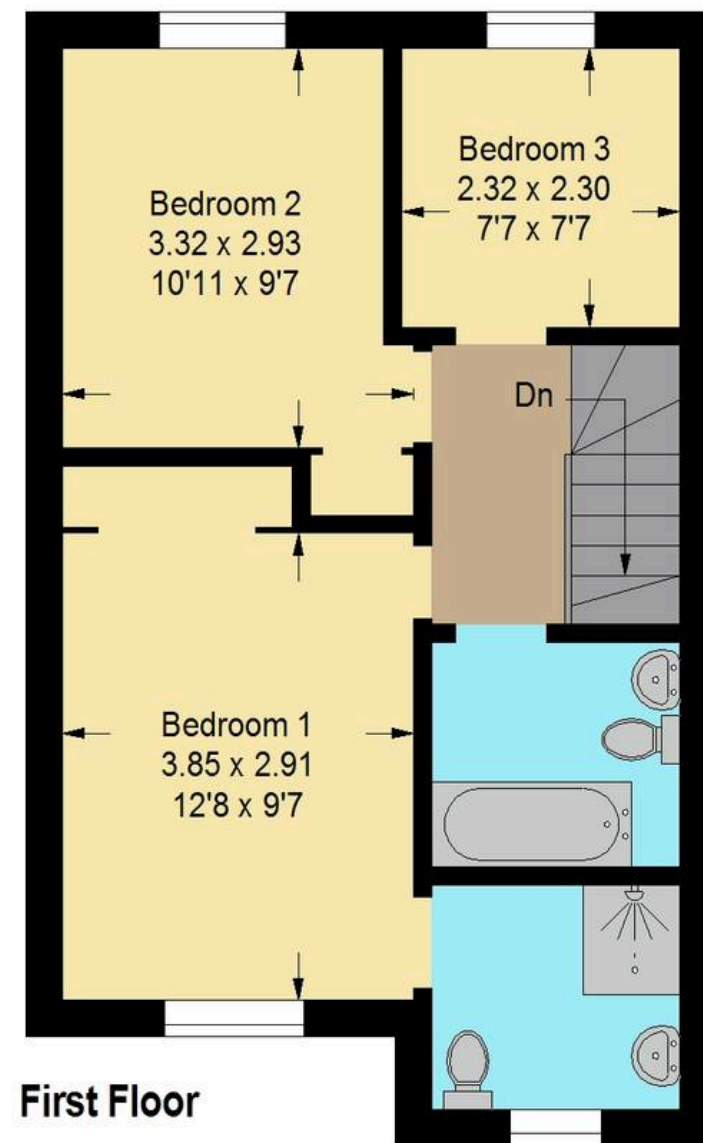
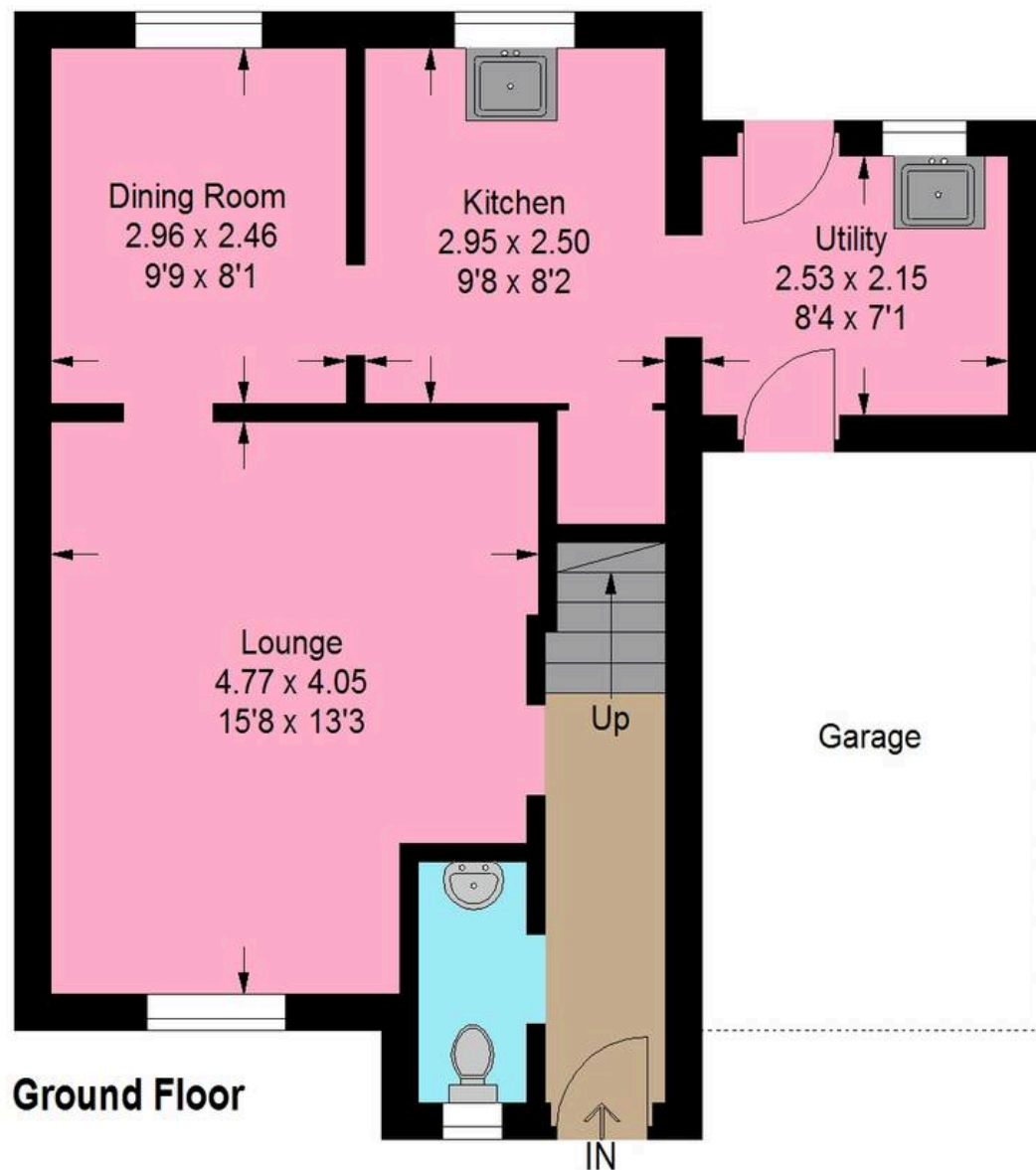


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