







### **A Detached Family Home with Converted Garage**

This immaculate house is in an ideal locale and provides amazing family space, having been upgraded and extended throughout. Positioned in Kaims Court, Livingston, EH54 7DB, this home would suit a family, investor, first time buyer or downsizer, in truly walk-in condition. Sharon Campbell and RE/MAX property are delighted to bring this 5-bedroomed property to the market.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Livingston Village boasts nearby Eliburn Park, riverside and country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.



### Front Garden and Garage

5.222m x 2.724m (17'01" x 08'11") The inviting approach to this stand-alone property, is created by two garden areas and a mono-blocked driveway. There are beautiful flower beds with shrubs surrounded by well-kept turf with a gate giving access to the rear garden. The driveway provides parking for several vehicles and there is also on road parking. The garage has an up and over door with power and lighting. The marble topped steps lead to the grand entrance.

### Entrance Vestibule

1.102m x 1.345m (03'07" x 04'04") Entering the property, through a composite door with feature glazing and a fixed side glass panel, the natural light streams in. You are welcomed by an area finished with carpeted flooring and neutral paint to the walls. There is a good-sized cloakroom storage cupboard, housing the control for the alarm system, which can also be accessed remotely via a mobile phone. A ceiling light completes this area.

### Reception Hallway

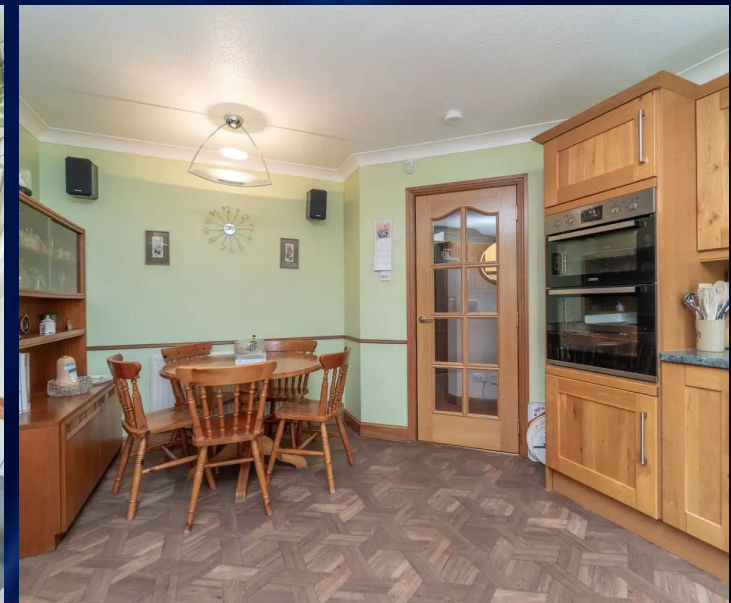
The carpet creates continuity from the vestibule, as do the neutrally finished walls. The shaped hallway creates character. A radiator, a ceiling light, power points and a telephone socket are included.

### Lounge

4.773m (5.513m (18'01") into bay) x 3.605m (15'07" x 11'09") Decorated with neutral paint to the walls and neutral carpeted flooring. The beautiful bay window looks to the front and illuminates this spacious room. The living flame effect electric fire and surround creates a focal point to the room, with hearth and surround. A smoke detector which forms part of a long-life battery linked system, two radiators and power points are supplied.

### Dining Kitchen

4.428m x 3.554m (14'06" x 11'07") at maximum Designed for family living, this spacious room has an abundance of wall





and floor mounted units with a real wood finish. The work tops complement the décor of the room, with a tiled splashback, neutrally painted walls and linoleum to the floor. There is a one and a half sink with drainer and mixer tap. The eye level double electric oven, four ring glass ceramic hob and cooker hood will be included in the sale. There is space for an upright fridge-freezer and a dishwasher. Two windows to the rear bring in lots of natural light and there is ceiling lighting. With ample space for a table and chairs, this family space is ready for use. A radiator, a heat detector forming part of the long-life battery interlinked system, and power points are provided.

### Utility Room

2.715m x 1.751m (08'10" x 05'08") A useful room for the modern household, with tile effect laminate to the floor, neutrally painted walls and tiled splashbacks. There are wooden floor mounted units with a neutral worksurface and a stainless-steel sink with drainer. A lovely view of the rear garden displays from the windows and there is a door to the garden and one to the garage. There is under counter space for a washing machine. Finishing the room are power points, a radiator, and a smoke detector and carbon monoxide detector that form part of the long-life battery interlinked system.

### Dining Room

3.613m x 3.516m (11'10" x 11'06") A spacious room which could be utilised for a multitude of uses. The neutral décor continues with carpet to the floor and painted walls. Double glazed doors to the rear allow in lots of natural light and provides access to the garden. A ceiling light, a radiator and power points are also available.

### Study

2.782m (3.504m (11'05") with bay) x 2.799m (09'01" x 09'02") A most useful room for the modern household, which has a neutral carpet and neutrally painted walls. The bay windows to the front allows natural light to stream





in and this is enhanced by a ceiling light. Two radiators and power points are included.

#### **Living Level Toilet**

1.929m x 0.996m (06'03" x 03'03") This contemporary room has been recently upgraded with linoleum tiles to the floor and part painted walls and part finished with wet wall panelling. The window to the rear allows in natural light and there is a ceiling light. The close couple toilet and pedestal sink are both finished in a soft peach shade, and add to the overall ambience. A radiator and extractor complete the room.

#### **Rear Vestibule**

Leading to the utility room, the vestibule has a ceiling light, linoleum flooring and neutral tones to the walls. Another storage cupboard is also located here.

#### **Stairs and Landing**

The carpeted stairs lead to the carpeted upper landing, with the continuation of the neutrally finished walls. There are two ceiling lights, an integrated storage cupboard, access to the attic, power points, a radiator, and a smoke detector that forms part of the long life battery interlinked system all included.

#### **Main Bedroom**

3.589m x 3.418m (11'09" x 11'02") Finished with one feature wall, neutral tones to the remaining walls and a sumptuous carpet to the floor. An abundance of storage is housed in two double wardrobes, with hanging and shelving space. Natural light enters via the front facing window with a ceiling light enhancing this. A radiator, aerial socket, and power points are supplied.

#### **En-Suite Shower Room**

2.012m x 1.609m (06'07" x 05'03") into the shower A walk-in shower cubicle houses a wall mounted electric shower. The four-piece white suite also includes a close coupled toilet, a bidet and a pedestal sink. Wet wall panelling covers most of the walls with neutral paint on the



remaining and linoleum tiles to the floor. The window brings in natural light and there is a ceiling light. A chrome ladder radiator and an extractor are also provided.

#### **Second Bedroom**

3.317m x 2.506m (10'10" x 08'02") This delightful room has a fully fitted carpet to the floor and neutral tones to the walls. A built-in double mirror fronted wardrobe provides storage space. A window to the rear allows in natural light and a ceiling light complements this. A radiator, television aerial socket and power points are all included.

#### **Third Bedroom**

3.014m x 2.504m (09'10" x 08'02") This superb room continues the neutral décor, with a carpet to the floor and neutrally painted walls. A rear facing window brings in natural light and there is ceiling lighting. A double mirror fronted wardrobe provides storage space. A radiator, television aerial socket and power points complete the room.

#### **Family Bathroom**

3.260m x 1.970m (10'08" x 06'06") This contemporary bathroom has been recently upgraded. The walls are finished with sleek wet wall panelling and neutral paint, with linoleum tiles to the floor. The white suite includes a bath, a walk-in shower unit with rainfall shower head and handheld shower, a close coupled toilet and an inset sink, set within a drawer unit. The windows let in natural light and there is a ceiling light unit. A ladder radiator finishes the room.

#### **Fourth Bedroom**

3.293m x 2.205m (10'09" x 07'02") Another double bedroom which oozes charm – with its feature wallpaper to one wall, neutral tones to the remainder and a fully fitted carpet to the floor. The front facing window brings in natural light. A built-in double mirror fronted wardrobe, a ceiling pendant, a radiator, a television aerial socket and power points are all supplied.





### Fifth Bedroom

6.307m x 2.717m (20'08" x 08'10") Currently used as a second living room, this substantially sized room has windows on three sides, allowing in an abundance of natural light. There are neutral tones to the walls and wood effect laminate to the floor. The ceiling light has a fan fitted and the two radiators and power points, will all remain.

### Rear Garden

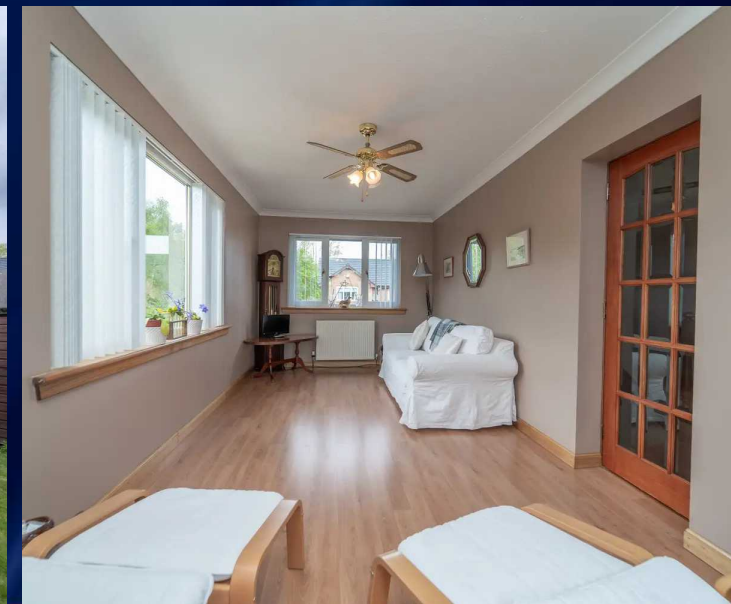
This exceptionally sized plot provides a large rear and side garden. Designed with several different areas, including a circular patio, edged with a planted flower bed; a square patio, edged with decorative gravel; a third patio area and a mono-blocked path snaking round the property. There are several beds planted with mature trees, shrubs, bushes and flowering plants, with the remaining finished with grass. The shed and the greenhouse will be included in the sale.

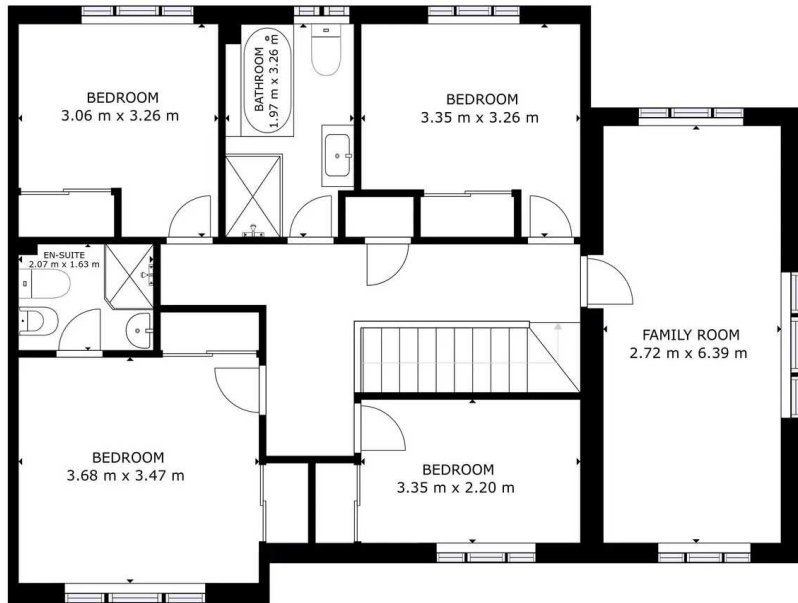
### Additional Items

Tenure: Freehold. Council tax band: E. All fitted floor coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. The white goods may be left at the owner's discretion.

### VIEWING & OFFERS

Arrange a viewing appointment or submit an offer through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.



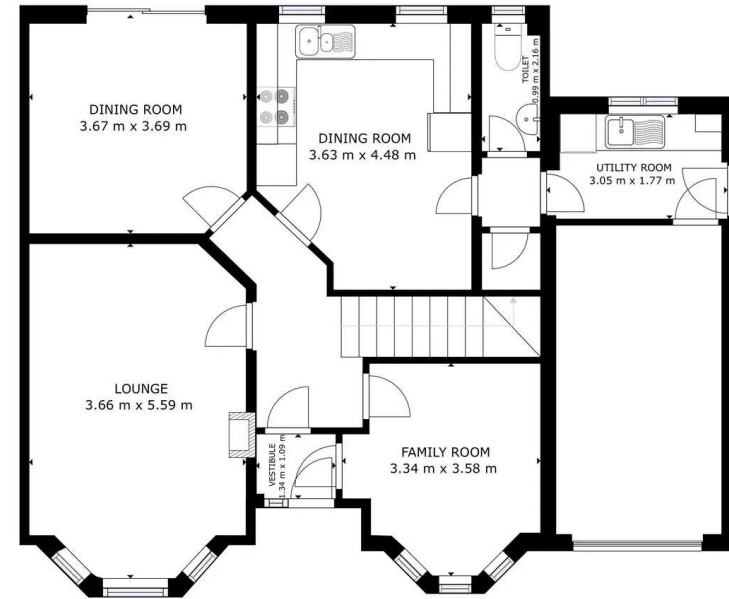


FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 84.39 m<sup>2</sup>, FLOOR 2: 94.17 m<sup>2</sup>  
 EXCLUDED AREAS, GARAGE: 14.89 m<sup>2</sup>  
 TOTAL: 178.56 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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## RE/MAX Property

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Every effort is made to ensure that our sales particulars are accurate and reliable, with information provided by the seller. [1] All measurements - a sonic measuring device is used and there may be some minor fluctuations in measurements due to the limitations of the device. [2] None of the items included in the sale have been tested by us and RE/MAX gives no warranty as to their condition. [3] Photographs - a wide angle lens may have been used. [4]