



FOR SALE


NIALL McCABE
07940 230 896
nmccabe@remax-scotland.net

RE/MAX 01506
Property 534 371



Remarkable 4 Bedroom Semi-Detached Home!

Niall McCabe & RE/MAX Property are thrilled to welcome to the market this absolutely stunning 4-bedroom semi-detached villa, which is perfectly located at the head of the mature & highly regarded Kaims Brae development in Livingston. The property boasts gorgeous, custom designed interiors, an impressive floorplan and professionally landscaped gardens – also a multi-car driveway. An absolute gem & a home for life!

Kaims Brae is an incredibly popular residential area of Livingston Village. The property itself is situated in a family friendly street and is within easy walking distance of local amenities, including the Livingston Inn and post office, and is well served by bus services into the centre of Livingston and beyond. It is in catchment for the highly regarded Livingston Village Primary School and James Young High School.

Council Tax Band D

Freehold Tenure

Factor Fee N/A

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge

15' 9" x 13' 8" (4.81m x 4.17m)

A stunning formal lounge featuring a stylish feature wall and sleek grey laminate flooring. The front-facing window floods the space with natural light, creating a bright and inviting atmosphere. The room seamlessly connects to the kitchen, perfect for easy flow and entertaining.

Kitchen/Diner

17' 1" x 9' 8" (5.20m x 2.94m)

A gorgeous kitchen/diner boasting a sleek high-gloss kitchen with bespoke worktops and built-in appliances. A large window and patio doors flood the space with light and open out to the gardens, perfect for indoor-outdoor living.

Bedroom 4

11' 6" x 7' 11" (3.51m x 2.41m)

Bedroom 4, located downstairs, offers versatility as a lovely double room, home office, or formal dining room. Ideal for older relatives or those seeking flexible living options in a spacious, adaptable space.

En-Suite

7' 11" x 4' 10" (2.41m x 1.48m)

A bespoke shower room exuding hotel-chic vibes with gorgeous solid marble floor and wall tiles, stylish black accents, and a stunning walk-in double shower enclosure. A glazed window adds light, enhancing the luxurious feel.

Bedroom 1

12' 4" x 10' 5" (3.76m x 3.17m)

A stunning master bedroom with a flexible floorplan, featuring lovely flooring, luxurious styling, and ample fitted wardrobes. Perfectly designed for both comfort and elegance.



En-Suite

6' 0" x 5' 5" (1.83m x 1.65m)

A bespoke, designer-inspired en-suite shower room featuring a spacious shower enclosure, exquisite wall coverings, and elegant tiled flooring. The perfect blend of luxury and sophistication for a truly indulgent experience.

Bedroom 2

10' 2" x 9' 8" (3.10m x 2.94m)

A lovely second double bedroom, peacefully situated at the rear of the home, offering serene views of the garden and beyond. Elegantly decorated in luscious creams, whites, and greys for a calming retreat.

Bedroom 3

9' 8" x 8' 6" (2.94m x 2.59m)

A pretty third bedroom, currently used as a dressing room, offering flexible use. Drenched in natural light, with nice flooring and a neutral finish, it's a lovely, adaptable space.

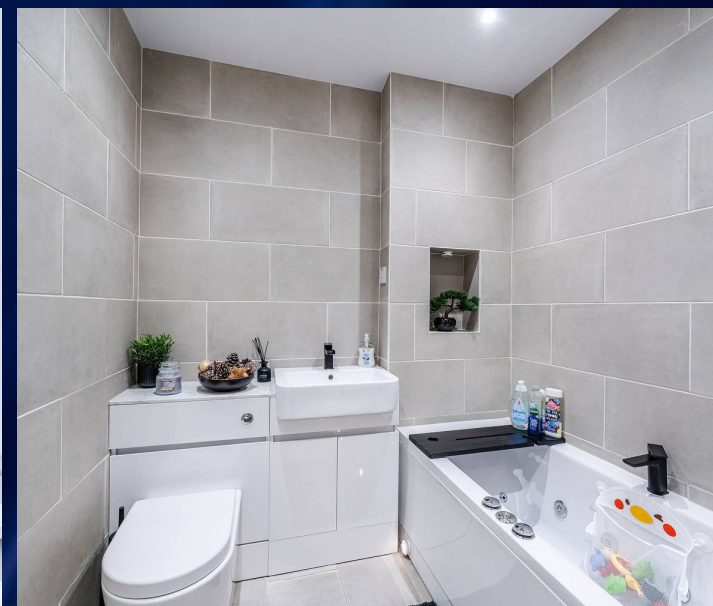
Family Bathroom

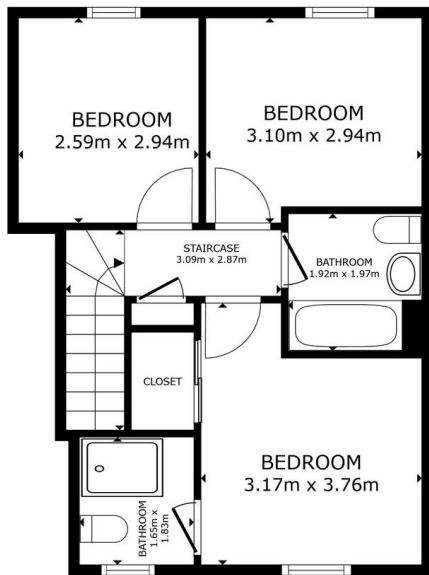
6' 6" x 6' 4" (1.97m x 1.92m)

A bespoke 3-piece family bathroom featuring a gorgeous Jacuzzi bathtub, wash hand basin, and W.C. elegantly integrated into a vanity unit. Fully tiled walls and floor add a touch of sophistication and class.

Exterior

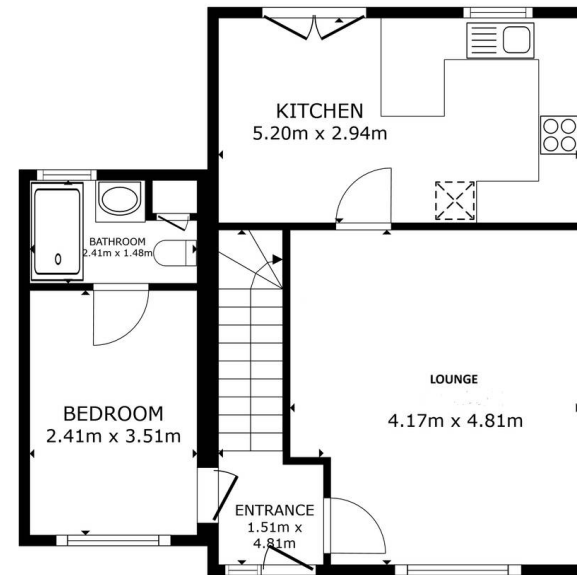
The impeccable front garden is laid to lawn with feature planting and a multi-car driveway. The professionally landscaped rear garden boasts an astroturfed lawn, new fencing, and a custom-built decked terrace, perfect for al fresco dining.





FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 54.1 m² FLOOR 1 41.7 m²
 TOTAL : 95.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 54.1 m² FLOOR 1 41.7 m²
 TOTAL : 95.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

07940 230896 • nmccabe@remax-scotland.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.