



## **Livingston | Kaims Brae | Offers Over £279,000**

**A charming 4-bedroom, 3-bathroom detached family home in Livingston, offering modern comfort, stunning garden views, and prime accessibility.**





Step inside this charming, detached family home at 33 Kaims Brae, nestled in the vibrant town of Livingston, West Lothian. Boasting four well-proportioned bedrooms, three beautifully appointed bathrooms, and a private driveway, this house is perfect for families seeking space, comfort, and convenience.

The front door opens into an inviting entrance hallway that sets the tone for this welcoming home. The spacious lounge, with its soothing neutral walls accented by a striking navy-blue feature wall, is the perfect spot for family gatherings. The room also features a handy store cupboard and flows seamlessly into the kitchen and dining space, which is equipped with cream shaker-style units, an integrated oven, hob, hood, and smart metro-style tiles-not to mention the essential appliances that come included. The dining space offers ample space for a sizeable dining table, ideal for family meals and entertaining guests. Sliding doors lead to a sun-drenched conservatory, an idyllic haven for relaxation with views of the private woodland backdrop that ensures your utmost privacy.

The ground floor also features a flexible fourth bedroom, which could serve as an office, playroom, or additional sitting room. This room is complemented by a modern en-suite with contemporary fixtures and a storage cupboard housing the boiler, which was upgraded in October 2021.

Upstairs, three additional bedrooms await, each thoughtfully designed to provide comfort and versatility. Additionally, there is a handy shelved store, ideal for keeping your belongings neatly tucked away, as well as access to the loft, which features shelving for even more storage options.

The master bedroom is a serene retreat, featuring neutral decor complemented by a striking, burgundy-painted feature wall. This spacious room benefits from its own en-suite and an open-plan store or reading nook, offering added functionality and charm. Bedroom two is another generous double, providing ample space for freestanding furniture. Its neutral decor creates a blank canvas, ready for your personal style. Bedroom three is a well-proportioned single room, perfect for a child's bedroom, home office, or guest room, offering both comfort and practicality.

The family bathroom has been recently upgraded, boasting a sophisticated white suite with stylish black accents and a striking blue vanity unit. The shower area is finished with stone-effect wet wall panelling, while the remaining walls feature classic white tiles, creating a fresh and contemporary feel.

Externally, the rear garden is a tranquil retreat, laid to lawn with a decking area, perfect for outdoor living and entertaining. The garden enjoys an open outlook, looking onto the Almondvale Path, the river, and the park beyond, providing a serene and picturesque backdrop. At the front, a private driveway offers convenient off-street parking.

Benefiting from gas heating and double glazing throughout, this home is as comfortable as it is attractive.

With its prime location near Livingston town centre and Livingston South train station, 33 Kaims Brae offers the ideal balance of peaceful living and accessibility.







Extras: Floor coverings, curtains and blind (except bedroom 1& 2 and the dining room, integrated oven, hob, hood, free-standing washing machine, fridge/freezer and the garden shed. The free-standing wardrobes are available by a separate negotiation.

NB: Bedroom 3 image has been virtually staged for illustration purposes only.

Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

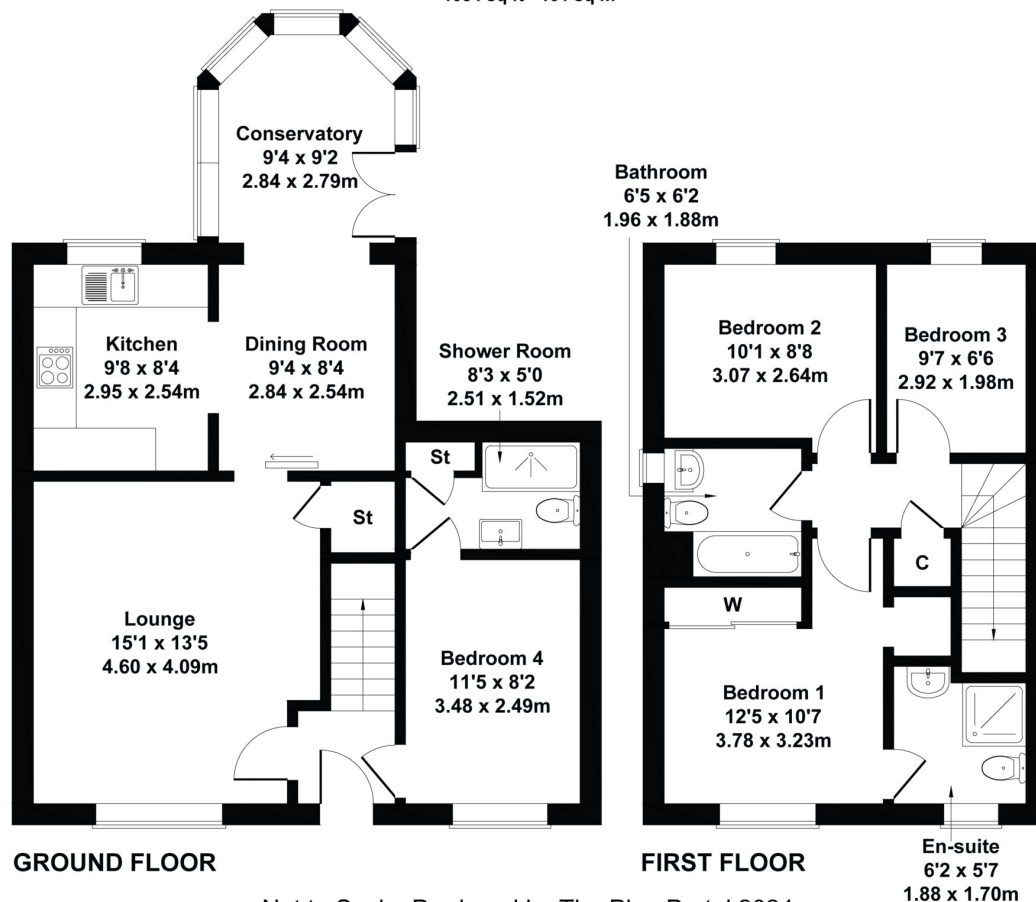
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



## 33 Kaims Brae, Livingston

Approximate Gross Internal Area  
1084 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



### All Enquiries

Telephone: 01506 500 999

E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)

W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.