



Livingston | Kaims Terrace | Fixed Price £165,000

A stylish and contemporary two-bedroom penthouse in the heart of Livingston, featuring open-plan living, a striking feature column and a fabulous master bedroom with en suite.



Step into this exceptional penthouse apartment at 3/1, 7 Kaims Terrace, a contemporary haven in the vibrant heart of Livingston. Perfect for first-time buyers and professionals alike, this exceptional abode boasts two elegantly appointed bedrooms, each a tranquil retreat with plush carpeting and fitted wardrobes. The master bedroom, currently housing a super king-sized bed, offers a true sense of space and luxury, with ample fitted wardrobes ensuring all your belongings are neatly stored away. To complete the suite, a deluxe en suite shower room adds an extra touch of indulgence.

From the entrance hallway, adorned with sleek hardwood flooring and two convenient storage cupboards, double doors reveal the spacious lounge/kitchen/dining area. At the heart of this space is the relaxing lounge area, where a bold feature column makes a real statement-subtly dividing the dining space while adding a contemporary architectural touch. Adding to the impact, the lounge/dining area is enhanced by a striking orange feature wall, injecting warmth, character, and a pop of personality into the space.



Flowing seamlessly from here, the open plan stylish kitchen boasts sleek grey base and wall units, a full suite of integrated appliances and a free-standing washing machine, and chic grey laminate flooring, creating a modern yet functional space-perfect for both everyday living and entertaining.

The second bedroom, another sizeable double, is finished in soft white neutrals that create a calming atmosphere. With fitted wardrobes offering ample storage and cosy carpeting, this room provides a comfortable and peaceful retreat. The family bathroom with crisp white tiling, a bath with an overhead shower, a wash hand basin, and a WC, completes the internal offerings of this luxurious home.

Benefit from the convenience of gas central heating, double glazing, a dedicated parking space, additional visitor parking and a shared bike store. Positioned just a stone's throw from Livingston's plethora of shops, eateries, and entertainment options, including a cinema and gym, and with superb motorway and train links nearby, this stunning residence is an urban oasis designed for the discerning first-time buyer.





Extras: All floor coverings, light fittings, window fittings, white goods (Bed in Bedroom 1 and sofas can also be left)

Some items are available by a separate negotiation.

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.

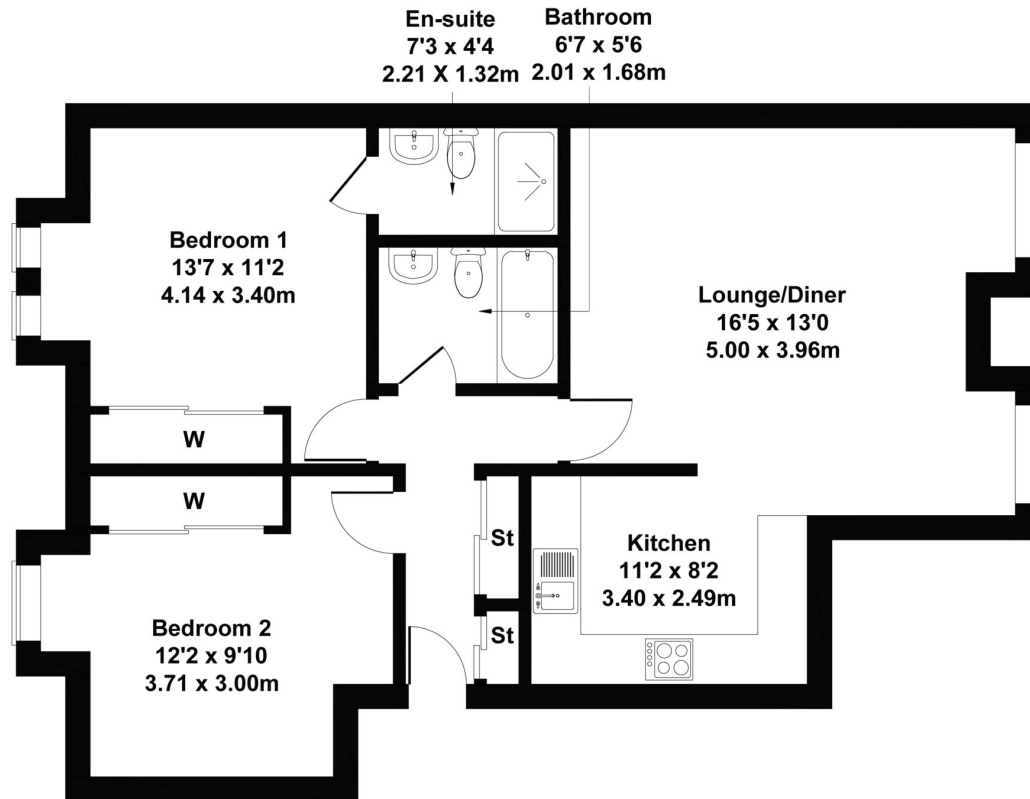
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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



3/1, 7 Kaims Terrace, Livingston

Approximate Gross Internal Area
829 sq ft - 77 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

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