



Livingston | Kaims Terrace | Offers Over £160,000

A beautifully finished ground floor apartment offering stylish open-plan living, a leafy balcony retreat and immaculate move-in condition.



This impeccably presented ground-floor apartment offers true move-in condition and is set within well-maintained grounds, surrounded by communal green outdoor space. A private balcony provides the perfect spot for lazy afternoons and relaxed evenings, creating a peaceful retreat with a lovely leafy outlook. A secure entry system gives access to the building, adding both privacy and peace of mind.

The front door opens into a spacious and welcoming hallway, finished with hardwood flooring and neutral decor that immediately sets the tone for the quality found throughout. Two generous storage cupboards provide excellent space to neatly store everyday essentials, keeping the apartment clutter-free and organised.

Double doors lead through to the stunning open-plan kitchen, dining and lounge area, a beautifully designed space ideal for both everyday living and entertaining. A central peninsula cleverly sections the kitchen from the lounge while providing an informal dining area. The lounge is bright and airy, finished with neutral carpeting and offering a comfortable, versatile living space. A door from the lounge leads directly out to the balcony, which is surrounded by mature trees and greenery, creating a special little haven to enjoy sunny days in privacy.

The kitchen is both stylish and practical, offering a wide range of base and wall units, complemented by co-ordinating worktops and classic white metro tile splashbacks. Integrated appliances include an oven, gas hob and washing machine, with space provided for a free-standing fridge/freezer which is included within the sale price. A tiled floor completes the kitchen area, adding to the clean and contemporary feel.

Bedroom one is a true delight - a spacious double room finished in fresh, neutral decor with fitted wardrobes and soft carpeting. There is ample room for additional free-standing furniture, and the room further benefits from the luxury of an en-suite shower room. The en-suite comprises a white WC and wash hand basin along with a corner shower cubicle, finished with stylish wet wall panelling and plank-effect vinyl flooring.

Bedroom two is another generously proportioned double, again with built-in wardrobes, fitted carpet and tasteful decor, making it ideal for guests, a home office or additional bedroom accommodation. The main bathroom completes the accommodation and features a crisp white three-piece suite, partially tiled walls and plank-effect flooring, all presented in a fresh and modern style.

Further benefits include gas central heating, double glazing, an allocated parking space, quality floor coverings throughout and fitted Intu blinds, all adding to the overall comfort and convenience of the home. Located in a popular and well-connected area, this superb apartment will appeal to a wide range of buyers looking for stylish, low-maintenance living in a great setting.





Extras: All floor coverings, light fittings, blinds and white goods.

Location: Livingston is a well-established and highly convenient town, offering an excellent balance of modern amenities, green open spaces, and strong transport links. Ideally positioned for commuters, Livingston lies within easy reach of Edinburgh and Glasgow, with regular rail services, quick access to the M8 motorway, and excellent public transport connections.

The town centre provides an extensive range of amenities, including a wide selection of high-street retailers, supermarkets, cafes, restaurants, and leisure facilities, catering for everyday needs and lifestyle enjoyment alike. Livingston is also well served by local shopping parades, ensuring convenience close to home.

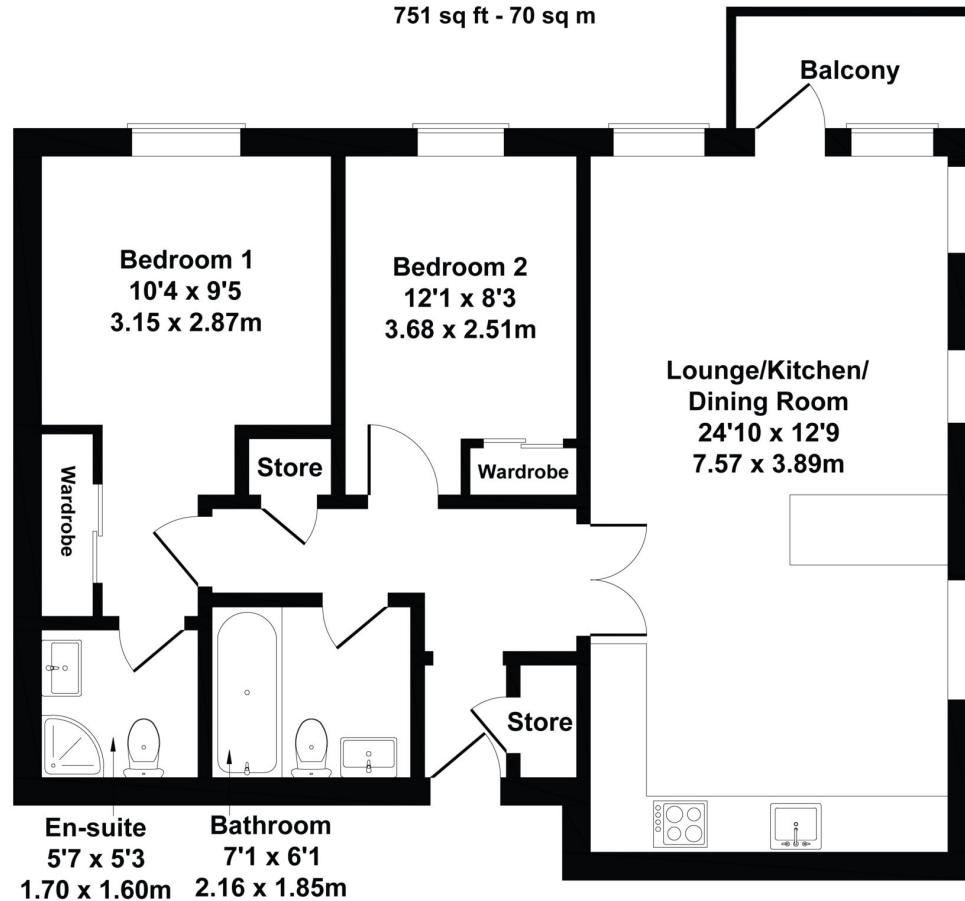
Outdoor enthusiasts are well catered for, with a wealth of green spaces nearby, including the popular Almondell & Calderwood Country Park, offering scenic woodland walks, riverside paths, and open spaces ideal for family outings. The surrounding area also benefits from numerous parks, play areas, and cycle routes.

Livingston's thoughtful layout incorporates a strong selection of well-regarded schools, healthcare facilities, and community amenities, making it an ideal location for families, professionals, and those seeking a well-connected yet peaceful place to call home.



G/1, 9 Kaims Terrace, Livingston, West Lothian, EH54 7EX

Approximate Gross Internal Area
751 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: 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.