

Turpie  
&Co



19



Kaims Place, Livingston, EH54 7DX

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# 19



## Kaims Place, Livingston

This exceptional three-bedroom semi-detached home in Livingston's sought-after Kirkton area showcases luxurious modern living at its finest, defined by high-spec finishes, an impeccable interior design, and meticulous attention to detail throughout.

Spanning two floors with an enviable east-west orientation, this stylish home features front and rear gardens (the latter with a summer house), a driveway, a bright east-facing lounge, a west-facing dining kitchen with garden access, three light-filled and versatile bedrooms, and a luxurious shower room.

Close to an array of leisure and retail amenities, as well as schooling and transport links, this impressive property presents a superb opportunity.

### *What's special about this house*

- An exceptional three-bedroom semi-detached Livingston home with east and west-facing gardens, a summer house, and a driveway.
- Bright and spacious east-facing lounge adorned with handsome wooden flooring, neutral wall finishes, and a built-in media wall. A large picture window overlooks the front garden.
- Stylish and light-filled dining kitchen with French doors opening to the west-facing rear garden. Contemporary in design, it features natural-hued wall and floor units, illuminated wood-effect worktops, and a metro-tiled splashback. A peninsula counter is ideal for informal dining whilst the space allows for a more formal setting also.
- Light-filled principal double bedroom with an east-facing orientation, built-in wardrobes, and a well-appointed interior design
- Neat easterly lawn to the front bordering the driveway. Enclosed west-facing rear garden mainly laid to lawn and featuring a raised timber decking seating area. A highlight is the sizeable and well-appointed summer house with a log-burning stove ideal for enjoying the garden all year round.
- Off-street parking provided for by a driveway.

















# Location and Amenities

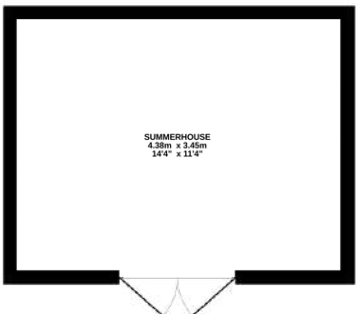
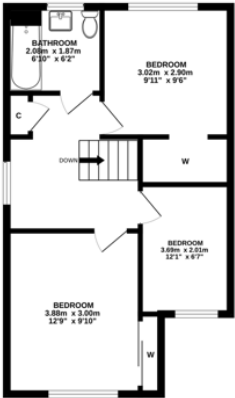
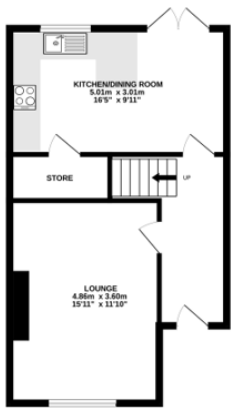
- Catchment for Livingston Village Primary School and Inveralmond Community High School. A short drive from West Lothian College and St John's Hospital.
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet less than a five-minute drive boasts a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (17 miles) and Glasgow (30 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 12 miles away.
- Green spaces include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park.

*“A stunning three-bedroom semi-detached home in Livingston’s desirable Kirkton area, offering high-end finishes, stylish design, and exceptional comfort.”*

|                       |  |
|-----------------------|--|
| Home Report valuation | £260,000   |
| Internal floor area   | 88m2   |
| School catchment      | Livingston Villlage Primary<br>Inveralmond High School |
| EPC Rating            | C  |
| Council tax band      | D  |
| Train station         | Livingston South                                       |

## Extras

All floor coverings, all light fitting, all blinds, integrated oven/hob, dishwasher, keter garden box and furniture in large garden building including the woodburning stove are included.



## Dimensions

### Ground Floor

|               |               |
|---------------|---------------|
| Lounge        | 4.86m x 3.60m |
| Kitchen/Diner | 5.01m x 3.01m |

### First Floor

|           |               |
|-----------|---------------|
| Bedroom 1 | 3.88m x 3.00m |
| Bedroom 2 | 3.02m x 2.90m |
| Bedroom 3 | 3.69m x 2.01m |
| Bathroom  | 2.08m x 1.87m |

|              |               |
|--------------|---------------|
| Summer House | 4.38m x 3.45m |
|--------------|---------------|

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



Turpie  
&Co



Turpie Co

Pioneers in Property



Steven Irvine  
Property Manager

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.