



FOR SALE
REMAX
PROPERTY



REMAX
Property

G/2, 2 Kaims Terrace, Livingston, EH54 7EX

Offers Over £154,000



This appealing ground-floor flat is at an amazing standard throughout, located in a very central area of Livingston with access to many amazing facilities in Livingston, EH54 7EX, making this a ideal purchase for first-time buyers, families and couples.

Erin Aitken and REMAX Property are thrilled to bring this ideal modern flat to the market.

This includes:

- Entrance Hallway
- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom

Freehold Property.

Council Tax Band C.

EPC C.

Factor Fees: £86/month, float fee of £300 – Hacking & Paterson. North Reception, 2 Redheughs, Rigg, South Gyle, Edinburgh, EH12 9DQ.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Livingston is a highly desirable and well-connected town that perfectly balances everyday convenience with a strong sense of community. Known for its excellent local schools, peaceful residential surroundings and abundance of green space, it's an ideal location for families, professionals and first-time buyers alike. Residents enjoy easy access to a wide range of amenities including supermarkets, independent shops, medical centres, leisure facilities and The Centre Livingston along with Livingston Designer Outlet. Transport links are a major advantage, with quick access to the M8 motorway and train stations providing straightforward commuting to both Edinburgh and Glasgow. Whether you're looking for a well-situated base with everything close at hand or a friendly neighbourhood with great local amenities, Livingston offers an excellent quality of life.

Entrance Hallway

5' 10" x 5' 0" (1.77m x 1.52m)

A bright and welcoming entrance hallway finished with warm oak-effect laminate flooring and striking geometric yellow and white feature walls, creating an immediate sense of personality on arrival. The space offers a useful storage cupboard ideal for coats and shoes, along with a secure entry phone system and radiator. Double doors open through to the impressive open plan living area.

Lounge

16' 9" x 9' 4" (5.10m x 2.84m)

A bright and inviting living space finished with beautiful walnut-toned hardwood flooring and fresh white walls, creating a warm yet modern feel throughout. The room benefits from excellent natural light via a large window and patio door, with an obscure glazed lower panel providing additional privacy. Six ceiling spotlights enhance the lighting, and a radiator ensures comfort. A well-proportioned space ideal for relaxing or entertaining.

Kitchen

15' 0" x 8' 2" (4.56m x 2.50m)

A stylish and well-appointed kitchen fitted with a range of warm wood-effect wall and base units, complemented by dark grey speckled worktops and contemporary white metro-style splashbacks. The space benefits from grey tiled flooring and includes an integrated fridge freezer, gas hob with stainless steel extractor hood, electric oven, washing machine and stainless steel sink with chrome mixer tap. A window provides natural light and ventilation, and the boiler is conveniently housed within the kitchen.





Main Bedroom

10' 2" x 9' 7" (3.10m x 2.92m)

A well-proportioned double bedroom finished with soft neutral décor and a stylish dark grey feature wall, creating a calm and relaxing atmosphere. The room benefits from a double window allowing good natural light, a radiator, and a central pendant light fitting. Fitted wardrobes provide excellent built-in storage while maintaining a clean and uncluttered feel.

Bedroom 2

9' 11" x 9' 6" (3.03m x 2.89m)

A bright and versatile second bedroom currently utilised as a home office. Finished with fresh white décor and modern grey carpeting, the room offers a clean and airy feel. A window provides natural light, complemented by a ceiling light fitting and radiator. The space is well suited as a guest bedroom, nursery or dedicated workspace depending on requirements.

Bathroom

6' 11" x 5' 7" (2.12m x 1.69m)

A well-presented bathroom fitted with a three-piece suite comprising bath with overhead shower and glass screen, wall-mounted wash hand basin and WC. Finished with white wall tiling and contrasting dark floor tiles, the space offers a clean and modern feel. A mirrored wall cabinet provides useful storage, while a radiator and ceiling spotlight complete the room.

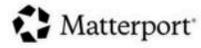




FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 61.1 m²
TOTAL: 61.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

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www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



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. Covered by Consumer Protection from Unfair Trading Regulations 2008.