



Offers Over  
**£275,000**

## 12 Kirkfield West

Livingston Village | West Lothian | EH54 7BD

This immaculate and spacious detached villa with private gardens, garage and driveway is offered to the market in move-in condition and is quietly situated within a cul-de-sac setting within the established development in the popular West Lothian district of Livingston Village, close to fantastic local amenities and transport links.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Garage
-  Private gardens
-  EPC rating - D
-  Council tax band – E



## Description

In brief the accommodation comprises; welcoming reception hallway with handy WC, generously proportioned and bright lounge/dining with access to light and airy conservatory which pleasantly overlooks the rear garden, stylish fitted kitchen which also provides access to the conservatory, versatile well proportioned bedroom 3, two further good sized double bedrooms upstairs providing lovely open views and modern family bathroom with three-piece suite and shower over bath.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the freestanding appliances.

## Gardens, Driveway & Garage

To the front of the property lies a beautifully maintained private garden together with a driveway providing off-street parking and leading to the detached single garage. To the rear, there is a further section of well maintained private garden which is fully enclosed.

## Viewing

By appointment through Neilsons (0131 625 2222).





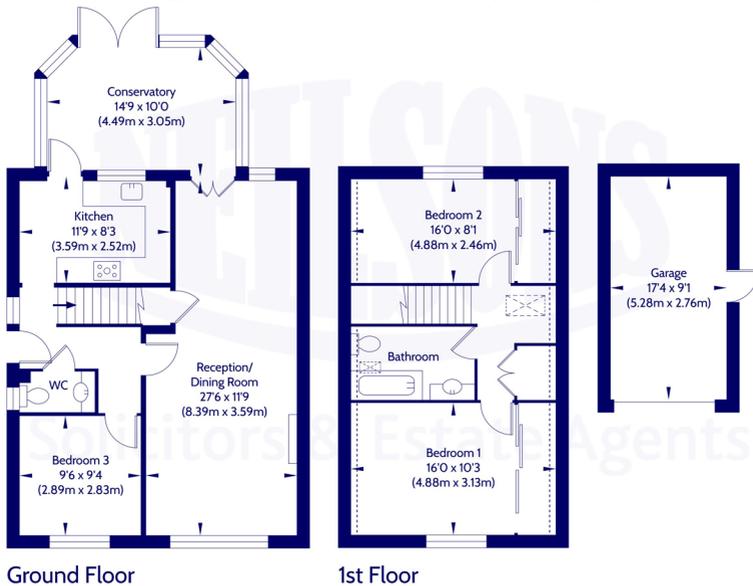
## Location

The property is situated within the highly popular town of Livingston and has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to the many cycle paths and woodland trails. The area has a choice of sporting and leisure pursuits including swimming pools, golf courses, libraries and sports centres with a multi-screen cinema situated within the shopping centre. The property is within close proximity to the railway station and commuter links by both road and public transport.





Approx. Gross Internal Floor Area 108 Sq M / 1159 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

