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Kaims Grove, Livingston, EH54 7DU

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Kaims Grove, Livingston



Enjoying a quiet cul-de-sac position in a sought-after Livingston development near the town centre, this three-bedroom detached home is ideal for growing families or those looking to downsize in comfort.

The well-presented property features an enclosed rear garden, driveway, and integral garage, with a bright south-east-facing living room that flows into a dining room and out to the garden. A kitchen with utility, three generous double bedrooms (one with en-suite), a family bathroom, and a guest WC complete the spacious layout.

Well placed for transport links, schools, parks, and local amenities, this is a fantastic opportunity.

What's special about this house

- Well-presented, bright, and spacious detached three-bedroom home in a sought-after Livingston development.
- Inviting south-east-facing living room featuring carpeting and a neutral colour palette. Thoughtfully designed, a seamless flow leads into the adjoining dining room where sliding patio doors open to the garden.
- Newly upgraded kitchen overlooking the rear garden and boasting white wall and floor units. Integrated appliances include a gas hob, extractor hood, eye-level grill, and oven. A utility with garden access offers further storage.
- South-east-facing double bedroom with built-in mirrored wardrobes and a stylish en-suite shower room featuring a hidden cistern WC, towel radiator, and washbasin built into vanity.
- Neat front lawn and a well-kept south-east-facing rear garden with a lawn, paving, mature hedging and a garden shed.
- Off-street parking is provided for by a monoblock driveway and an integral garage.



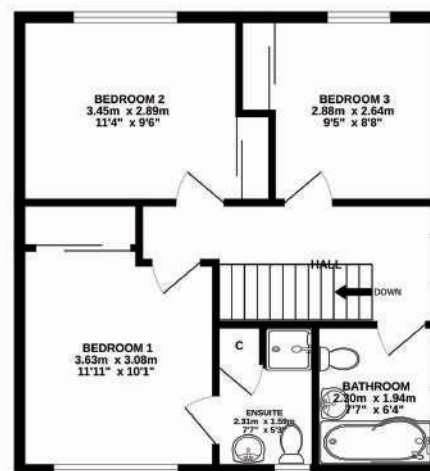
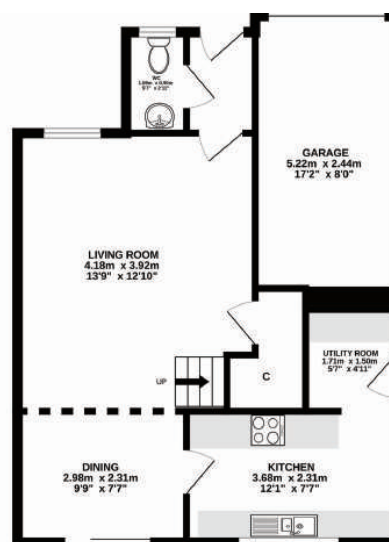
Location and Amenities

- A short drive from 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 are a five-minute drive, providing 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 (36 miles); the M9 is a short drive
- Livingston South Railway Station with regular links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 12 miles away.
- Green spaces include Almondvale and Eliburn Park
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo
- Within easy reach of West Lothian College and St John's Hospital

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher and garden hut are included

Home Report valuation	£290,000
Internal floor area	93m ²
School catchment	Livingston Village Primary School Inveralmond Community High School
Council tax band	E
EPC rating	C
Train station	Bathgate



Dimensions Ground Floor

Living Room	4.18 x 3.92m
Dining	2.98 x 2.31m
Kitchen	3.68 x 2.31m
Utility Room	1.71 x 1.50m
WC	1.69 x 0.90m

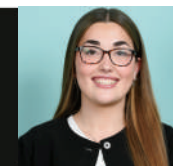
First Floor

Bedroom 1	3.63 x 3.08m
En-suite	2.31 x 1.59m
Bedroom 2	3.45 x 2.89m
Bedroom 3	2.88 x 2.64m
Bathroom	2.30 x 1.94m

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.

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Pioneers in Property



Jenna Turpie
Property Manager

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.