



**REMAX**  
Property

62 Kilne Place, Livingston  
Offers Over £194,000



Presented by Magda Hawkins REMAX Property, this modern two-bedroom semi-detached house is situated in a popular residential area of Livingston and offers an excellent opportunity for first-time buyers, small families, or buy-to-let investors.

The property welcomes you with a bright and spacious living room, enhanced by a large front-facing window that fills the space with natural light, complemented by integrated ceiling spotlights for a contemporary ambience.

The adjoining kitchen is both stylish and practical, featuring ample storage options and providing direct access to the rear garden (ideal for outdoor entertaining and family use).

Both bedrooms are well-proportioned, each benefiting from built-in mirrored wardrobes that maximise storage and reflect the modern neutral décor found throughout the home. The second bedroom offers versatility, making it equally suitable as a comfortable guest room or a dedicated home office for remote working.

A stylish, fully tiled family bathroom is fitted with an overhead shower and a sleek vanity unit, ensuring both comfort and convenience.

Additional features include practical under-stair storage and loft access, providing plenty of space for belongings and seasonal items.

The property is finished to a high standard, with double glazing and efficient heating ensuring year-round comfort.

Located in a sought-after part of Livingston, residents will appreciate the close proximity to local amenities, reputable schools, and excellent transport links. Easy access to both the M8 motorway and Livingston South station offers direct routes to Glasgow and Edinburgh, making this an ideal base for commuters.

Ready to move into, this attractive home combines contemporary living with practical design, promising comfort and convenience in a thriving community.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Situated within a popular and well-established residential area of Livingston, this property benefits from a highly convenient location offering excellent access to local amenities, transport links, and green spaces—making it ideal for families, professionals, and commuters alike.

Livingston is one of West Lothian's most sought-after towns, known for its strong infrastructure and balance between urban convenience and outdoor living. The property is within easy reach of a range of local shops, supermarkets, and everyday services, while the nearby shopping centres, including The Centre and Livingston Designer Outlet, provide an extensive selection of retail, dining, and leisure options.

For commuters, the area offers excellent transport connections. Livingston North and Livingston South railway stations provide regular services to both Edinburgh and Glasgow, making it an ideal base for those working in either city. The nearby M8 motorway network is also easily accessible, offering direct road links across central Scotland.

The area is well-regarded for its schooling options, with a selection of reputable primary and secondary schools located nearby, adding to its appeal for families.

In addition, there are numerous parks, walking routes, and open green spaces in the surrounding area, supporting an active and outdoor lifestyle.

Overall, this location combines convenience, connectivity, and community, making it a highly desirable place to live within Livingston.

### Reception

3' 1" x 3' 10" (0.94m x 1.16m)

A bright and welcoming entrance hallway featuring durable laminate flooring, radiator heating, and a central ceiling light. A PVC front door with a glazed panel enhances natural light, creating an inviting first impression with a smooth flow into the main living space.

### Living Room

12' 0" x 19' 9" (3.66m x 6.02m)

A spacious and modern living room with high-quality laminate flooring and an open-plan feel, offering seamless flow between the reception area and kitchen. A large front-facing window provides excellent natural light, while integrated ceiling spotlights add a contemporary finish. The partially open staircase leads to the upper floor and incorporates practical under-stair storage. Multiple power outlets support modern living and home entertainment setups.

### Kitchen

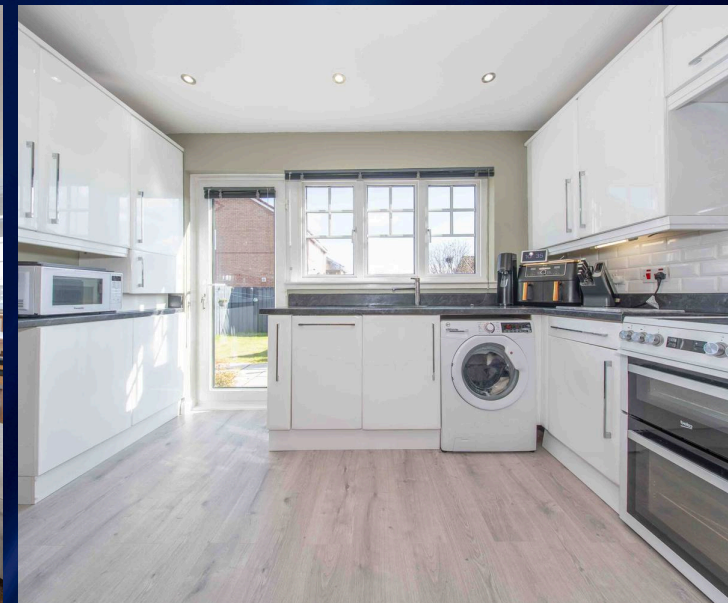
7' 8" x 11' 11" (2.34m x 3.64m)

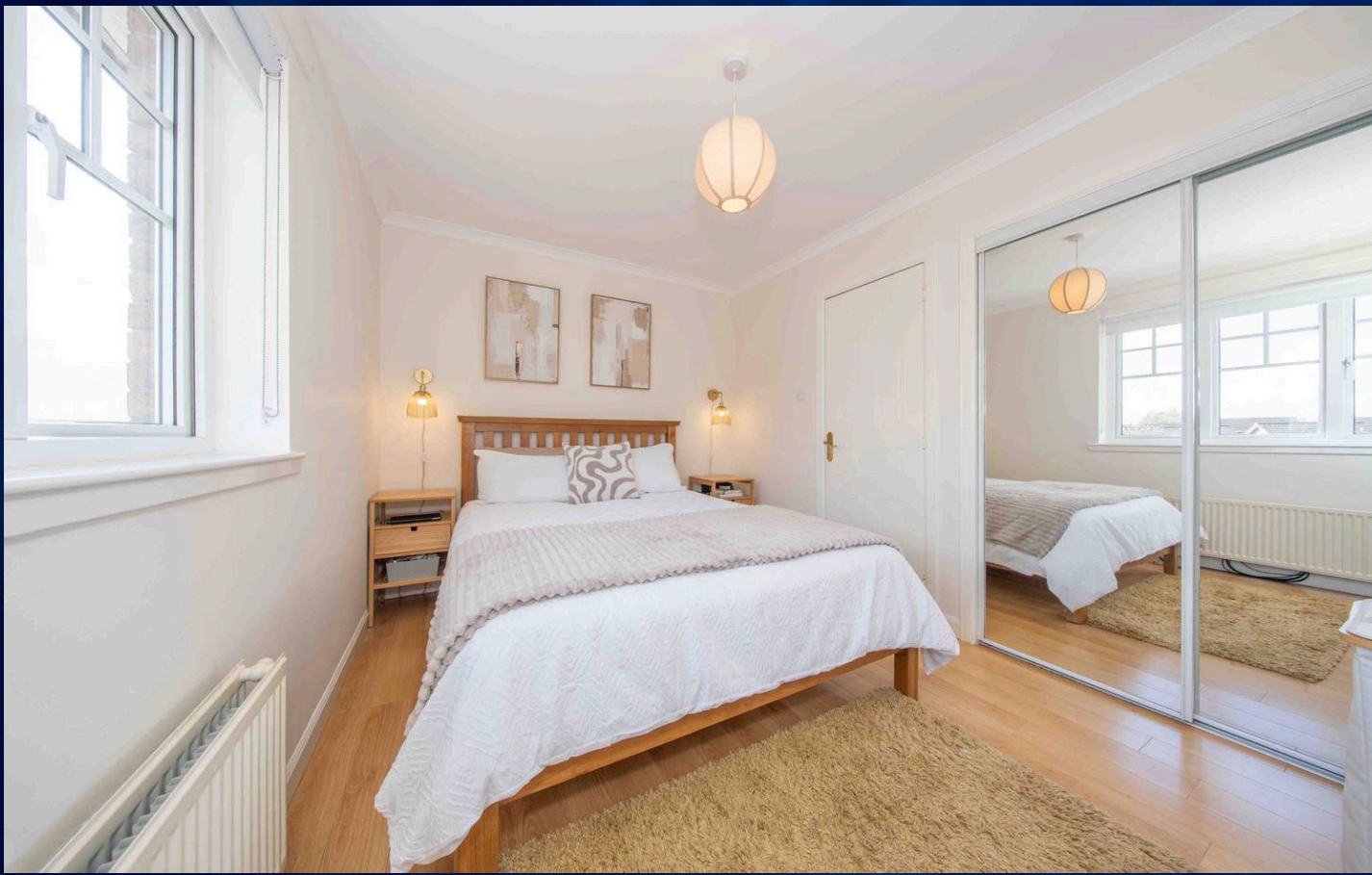
A modern fitted kitchen with neutral finishes, offering ample storage units and workspace. Positioned to the rear, it overlooks the private garden and benefits from a large window and glazed door providing direct outdoor access—ideal for indoor-outdoor living. Features include laminate flooring, integrated dishwasher, multiple power outlets, and ceiling lighting.

### Landing

6' 0" x 8' 11" (1.84m x 2.72m)

A well-proportioned, carpeted landing providing access to all first-floor rooms. Includes power outlets and a loft hatch for additional storage potential, supporting practical family living.





### Master Bedroom

8' 11" x 12' 0" (2.71m x 3.65m)

A bright and spacious double bedroom located at the rear of the property, benefiting from an east-facing aspect for morning light. Features include modern neutral décor, laminate flooring, radiator, ample power outlets, and a built-in double wardrobe with mirrored sliding doors, maximising storage and space.

### Second Bedroom / Office

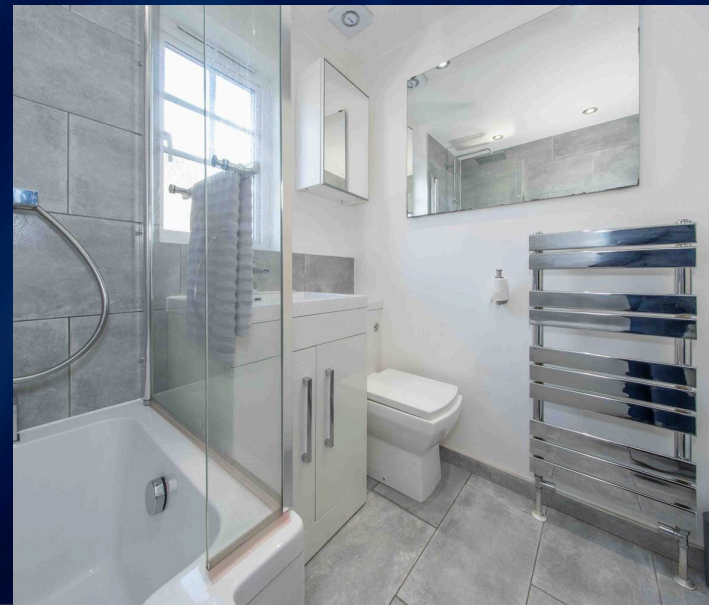
9' 2" x 9' 10" (2.79m x 3.00m)

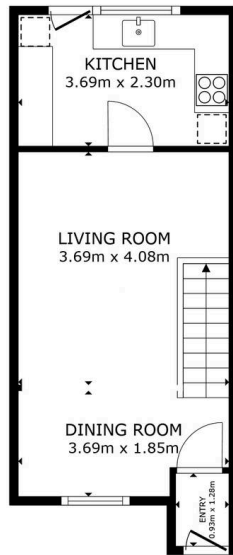
A versatile second bedroom currently used as a home office, ideal for remote working. Positioned at the front of the property with a large window allowing plenty of natural light. Includes laminate flooring, built-in double wardrobe with mirrored doors, integrated above-stairs storage, power outlets, and ceiling lighting.

### Family Bathroom

5' 7" x 6' 6" (1.69m x 1.97m)

A contemporary fully tiled three-piece family bathroom suite comprising a bath with overhead shower and a modern vanity unit. Finished with chrome towel radiator, integrated ceiling spotlights, and a privacy-glass window for natural light while maintaining discretion.

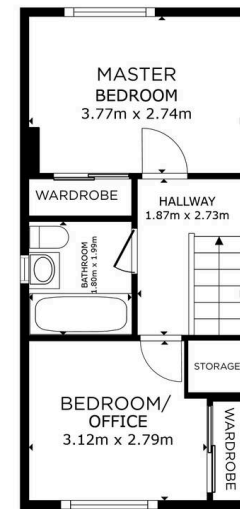




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 31.1 m<sup>2</sup>  
 TOTAL: 63.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 31.1 m<sup>2</sup>  
 TOTAL: 63.0 m<sup>2</sup>

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## REMAX Property

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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.