



REMAX PROPERTY



14 Kaims Crescent, Livingston, EH54 7FX



This beautifully presented home in central Livingston offers an ideal opportunity for first time buyers, couples, or those seeking the convenience of one level living. Combining style with comfort, the property boasts a thoughtfully designed interior, high quality finishes throughout and the added convenience of bay parking. Ideally located within easy walking distance of Livingston Centre, the property offers a fantastic balance of convenience, quality and contemporary living. Lorna MacDonald and REMAX Property are delighted to bring this well maintained two double bedroom first floor flat in Kaims Crescent to the market.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10 minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hallway

Located on the first floor, the welcoming hallway is accessed through a wooden door and sets the tone for the rest of the home. Finished in neutral tones, the white painted walls are complemented by carpeted flooring, creating a bright and contemporary first impression. There is a built in cupboard providing storage. The space is well equipped with a ceiling light, a radiator, intercom phone, power points and a smoke detector.

Lounge

4.628m x 3.838m

This bright and welcoming room is finished with crisp white walls, an attractive feature papered wall and carpeted flooring, creating a fresh and contemporary feel. Two side facing windows, one large and one smaller, allow plenty of natural light to fill the space.

A ceiling light complements the natural light, while a radiator, power points and smoke detector add to the room's comfort and practicality.

Breakfasting Kitchen

3.858m x 3.718m

This modern, well designed kitchen is open to the lounge, creating a sociable layout that combines everyday practicality with contemporary style.

It features a range of sleek wall and base units with navy frontages, complemented by a light grey marble effect worktop and upstands. Soft neutral walls and grey wood effect flooring create a cohesive, contemporary finish.

Fully equipped for modern living, the kitchen includes an under counter oven, a four ring electric hob with built in extractor hood, an integrated fridge freezer and washing machine. A stainless steel sink and half with drainer and mixer tap completes the fitted kitchen, while the breakfast bar provides a convenient space for casual dining or seating.

Natural light floods the space through the side facing window while a ceiling light provides additional illumination. The room is completed with power points, a radiator, smoke detector, heat detector and further extractor fan.

Primary Bedroom

4.456m x 3.466m

This charming bedroom is finished in white tones with a feature grey papered wall and cosy carpet flooring, creating a warm and welcoming atmosphere. A built in wardrobe provides excellent practical storage, while a front facing window allows plenty of natural light to brighten the space. A ceiling light provides additional illumination, with a radiator and power points completing this well proportioned room.

En-Suite Shower Room

2.306m x 1.175m

The en-suite is finished with grey wall tiles and complementing wood effect vinyl flooring.

The suite comprises a wall hung sink, back to wall toilet and shower unit with mains waterfall shower and additional hand held shower. A chrome towel radiator and extractor fan add further practicality, while downlights complete the room.

Bedroom Two

3.671m x 2.447m

This well proportioned second double bedroom is tastefully finished with crisp white walls and carpeted flooring. Currently used as a home office and dressing room, the space offers excellent versatility and could easily be adapted to suit individual requirements.

A front facing window allows plenty of natural light to flow into the room, complemented by a ceiling light. A radiator and power points complete this bright and practical bedroom.

Bathroom

2.101m x 2.030m

This contemporary bathroom combines modern style with everyday practicality. Grey tile effect vinyl flooring is complemented by white painted and grey tiled walls. A window fills the room with natural light, while a ceiling light creates a bright and welcoming atmosphere.

The modern suite comprises a bath with shower attachment, a wall hung sink, and a back to wall toilet. A radiator and an extractor fan finish this well appointed space.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

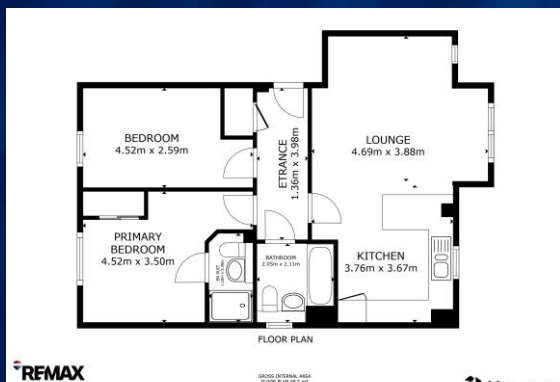
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





 **REMAX** PROPERTY





View on RE/MAX
Property Website

What's Your Property
Worth?

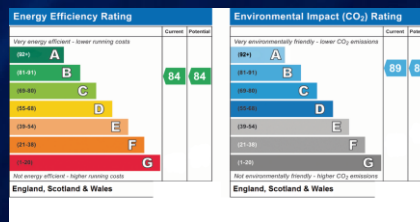
Click Here to Request
the Home



13b Fairbairn Road, Livingston, EH54 6TS

☎ : 01506 418 555 📧 : livingston@remax-scotland.homes

www.remax-livingston.net



Lorna MacDonald
07778547461

lmacdonald@remax-scotland.homes



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied. Covered by Consumer Protection from Unfair Trading Regulations 2008.