



# 53 Kirkfield East, Livingston Village

Offers Over £272,500





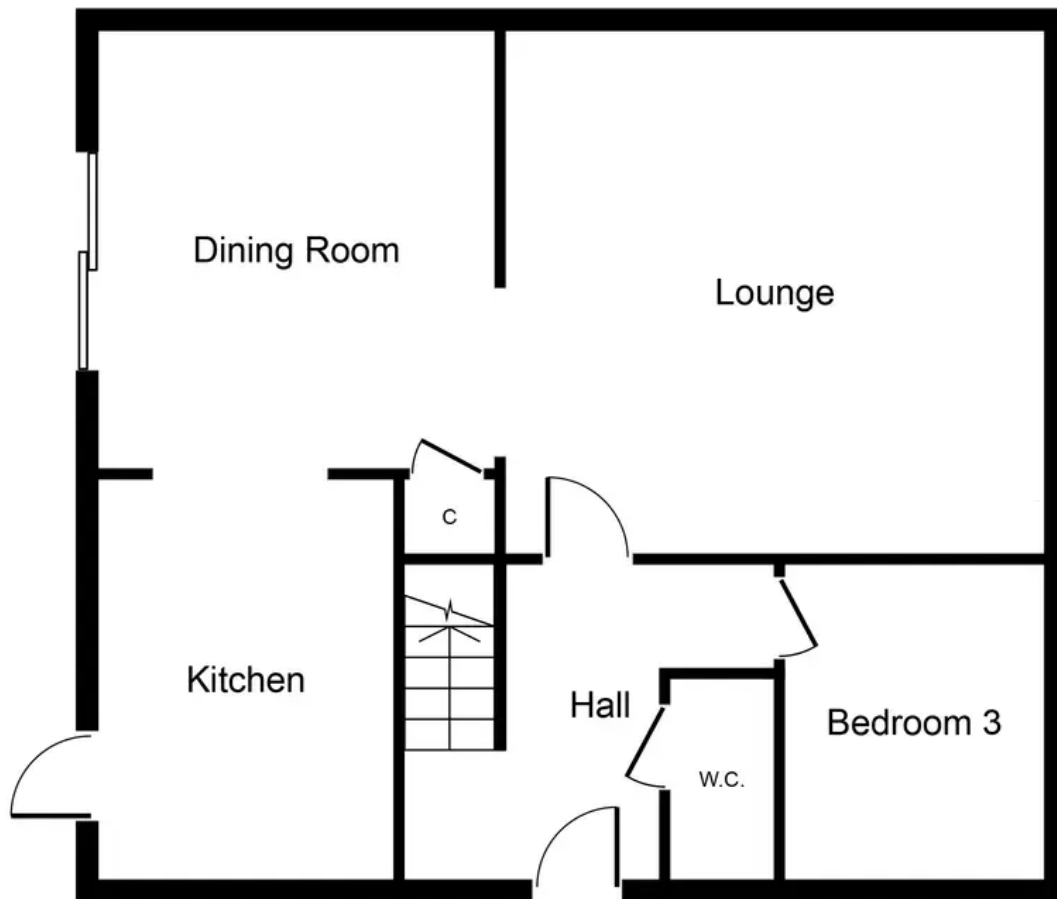
# 53 Kirkfield East

Livingston Village, Livingston

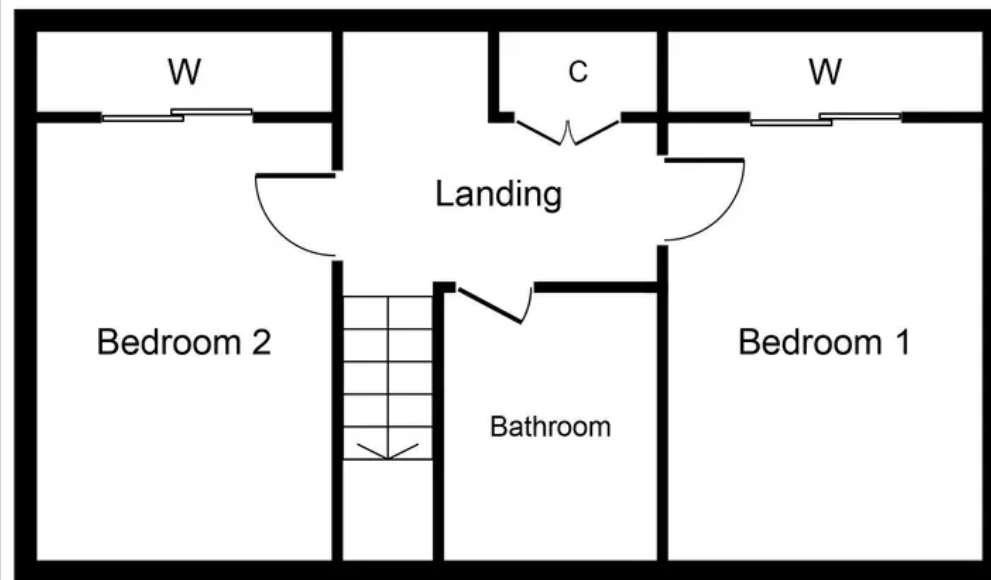
Exceptional 3 bed detached house in sought-after area. Contemporary modern light grey fitted Kitchen, spacious lounge, dining room. Lower Level WC and Family Bathroom. Ample guest or family space. Fully enclosed rear garden offers a degree of privacy. Monobloc driveway and Single Garage. Close to schools, amenities & parks. Perfect investment for a comfortable and elegant home. Tenure: Freehold

- Three Double Bedroom Detached Villa
- Exceptionally well regarded residential area
- Recently installed Fitted Kitchen with Integrated appliances
- Elegant Lounge with large picture window
- Sociable Dining Room adjacent to Kitchen perfect for entertaining
- Spacious rear garden offering high degree of privacy
- Large monobloc Driveway providing ample space for family and visitors parking
- Lower Level WC
- Within Catchment area for Livingston Village Primary School





**Ground Floor**  
**Approximate Floor Area**  
**685 sq.ft.**  
**(63.6 sq.m.)**



**Room 1s Roof**  
**Approximate Floor Area**  
**427 sq.ft.**  
**(39.6 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## **KnightBain Estate Agents**

**Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG**

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

