





A Beautifully Presented 3-Bedroom Family Home with Modern Upgrades

This tastefully upgraded home at 13 Kaimes Place, Kirknewton showcases stylish décor and a high standard of presentation, credit to its current owners for creating a welcoming space with a distinct wow factor. Perfectly located in a sought-after residential area, this property offers an ideal blend of comfort, style, and convenience. An excellent opportunity for those seeking a well-maintained, stylish home with modern upgrades and ample space throughout.

The property comprises:

Welcoming Entrance Hallway

Bright and Spacious Living/Dining Room

Modern Kitchen

Three Bedrooms

Upgraded Throughout

Fully DG (Double Glazed)

Private Parking Space

Council Tax band: B

Tenure: Leasehold

Kirknewton is a charming village in West Lothian, located just a short drive from Livingston and Edinburgh. Known for its scenic countryside views and peaceful atmosphere, Kirknewton offers a blend of rural charm and convenient access to larger towns and cities. The area is well regarded for its friendly community spirit, with local amenities including a primary school, village shops, and a railway station providing easy links to Edinburgh and Glasgow. Kirknewton is ideal for those looking for a relaxed village lifestyle with the added convenience of excellent transport connections, making it a desirable choice for families and commuters alike.

Front Garden & Parking

The front garden features a lawn split in two by the entrance path, with an area of decorative stones and gravel, adding character to the entrance. Parking is conveniently located directly outside, providing easy access and a practical setup for residents and guests.

Entrance Hallway

A partially glazed front door with side panels brings in ample natural light, enhancing the light and airy ambiance. The hallway features silver-grey wallpapered walls, downlights, and neutral laminate flooring. A feature vertical radiator adds functionality, while double sockets and a phone socket offer convenience. Access to the living room and kitchen is from the hallway.

Living/Dining Room

5.361 m x 4.658 m (17'07" x 15'03") This spacious, well-lit living/dining area opens onto the rear garden through glazed patio doors, filling the room with natural light. Decorated with grey-painted and wallpapered walls and laid with neutral laminate flooring, the room has a contemporary feel. The space is complemented by a feature central heating radiator and ceiling lights, with ample power points for added convenience.

Kitchen

3.410 m x 2.928 m (11'02" x 09'07") The kitchen is a well-organized space with modern finishes. Downlights and a window offer both style and privacy, while the tiled backsplash and white-painted walls contribute to a clean, sleek look. Features include a one-and-a-half kitchen sink, a four-burner gas hob with stainless steel extractor fan, and an electric oven. Space for four undercounter appliances provides flexibility, and a light laminate worktop is paired with a range of base and wall units. The dark tiled floor adds an elegant contrast, while several power points make the space functional for all kitchen needs.



Upstairs Landing

The landing area provides access to three bedrooms and the main bathroom. Silver-grey wallpapered walls, neutral laminate flooring, and a central ceiling light create a cohesive style that flows from the downstairs. Chrome light switches add a modern touch, while the storage cupboard, housing the gas boiler, is practical and easily accessible. A power point is handily located at the top of the stairs and there is a smoke detector for safety.

Bedroom One

3.975 m x 2.744 m (13'00" x 09'00") A generously sized main bedroom with a window offering a rear garden view. This room is well presented with grey-painted walls, a feature wallpaper wall, and neutral laminate flooring. A feature central heating radiator, a ceiling light and power points complete this room's clean, modern look.

Bedroom Two

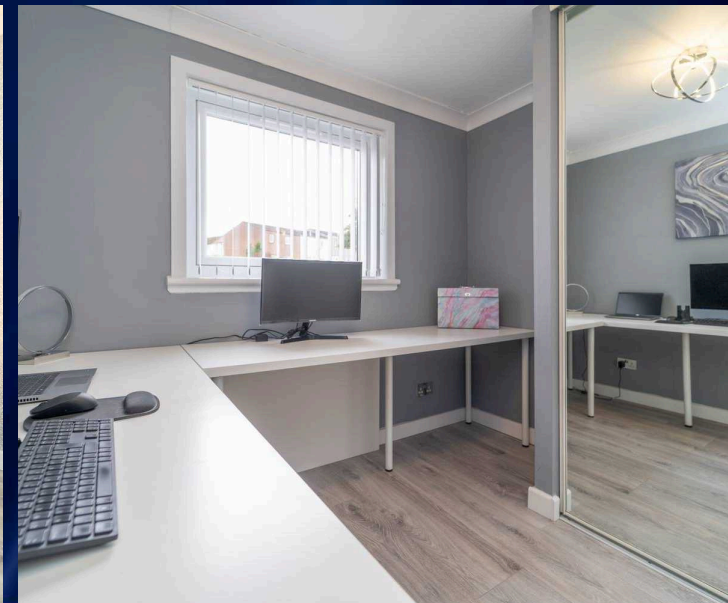
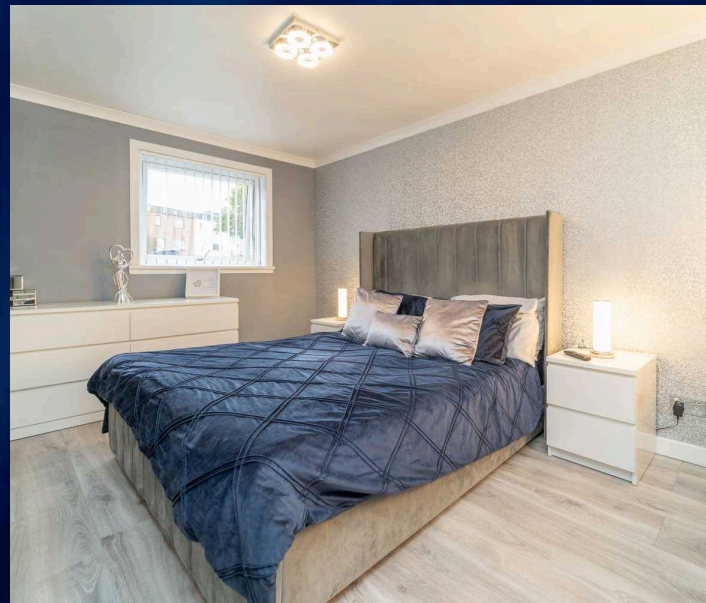
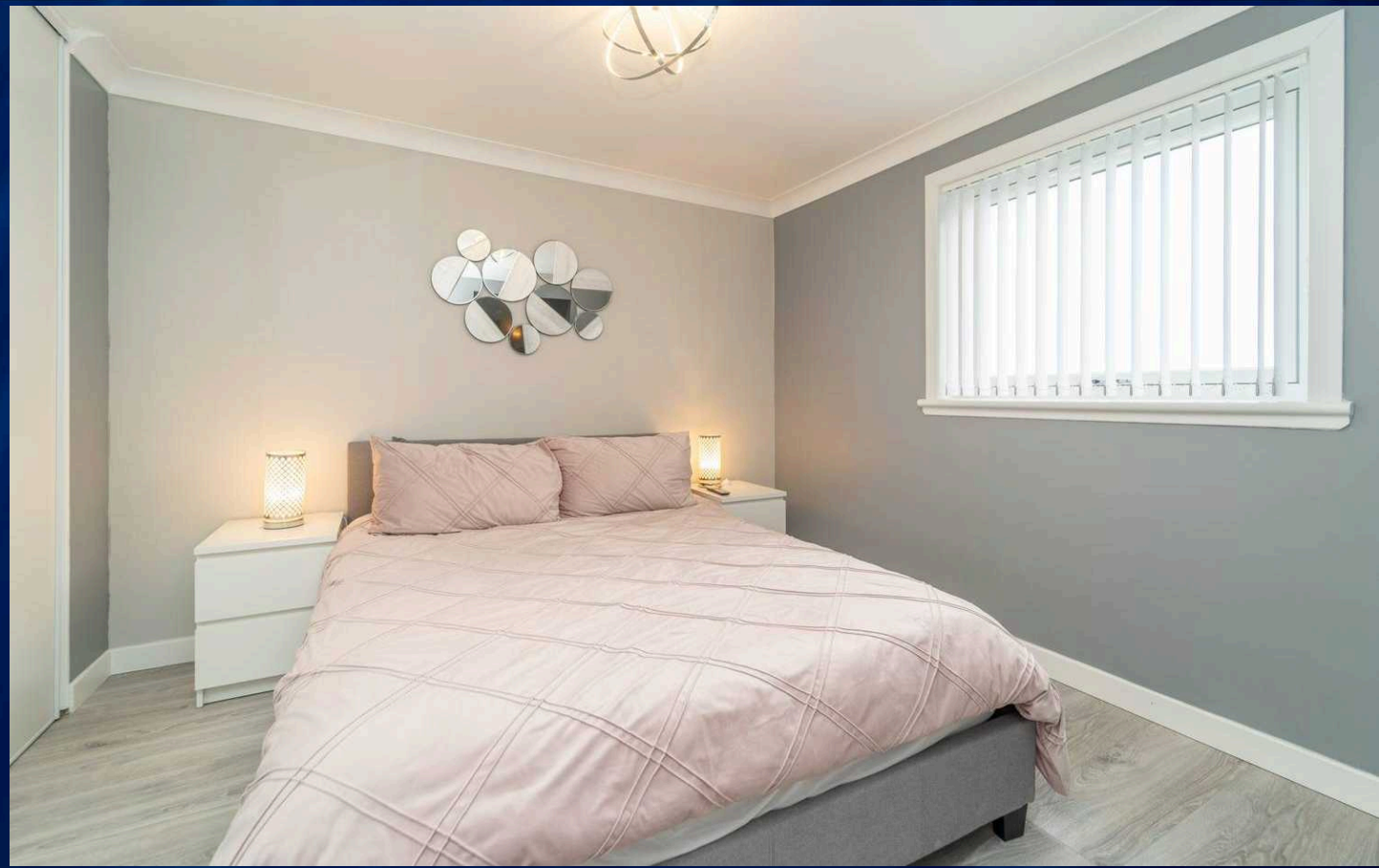
3.180 m x 3.003 m (10'05" x 09'10") This spacious second bedroom includes a large window to the front and a central feature ceiling light. The room features grey-painted walls, a neutral laminate floor, a feature central heating radiator and power points. A fitted sliding triple wardrobe, partially mirrored, provides excellent storage.

Bedroom Three

2.421 m x 1.838 m (07'11" x 06'00") A versatile third bedroom with a view of the back garden. Decorated with grey-painted walls, it features a central feature ceiling light, and a built-in mirrored double wardrobe. This room has neutral laminate flooring, a feature central heating radiator and power points, making it a functional and comfortable space.

Main Bathroom

1.977 m x 1.506 m (06'05" x 04'11") The main bathroom is designed with practicality in mind, with privacy glass overlooking the front of the property. Downlights, a light splashback, laminate flooring, and a chrome towel radiator add a modern touch. The bathroom includes a toilet, sink, bath, and mains mixer shower over the bath for convenience.



Rear Garden

The rear garden is a low-maintenance outdoor retreat featuring a slabbed area and a wooden deck, perfect for outdoor seating and entertaining. Space for a range of garden furniture and solar lights adds a warm ambiance, making it an ideal spot for relaxing outdoors.

Additional Items

Tenure: Freehold. Council tax band: B Factor Fee: No Factor Fee
All fitted floor coverings and kitchen items mentioned 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 Sharon Campbell direct on 07960 996670.

OFFERS

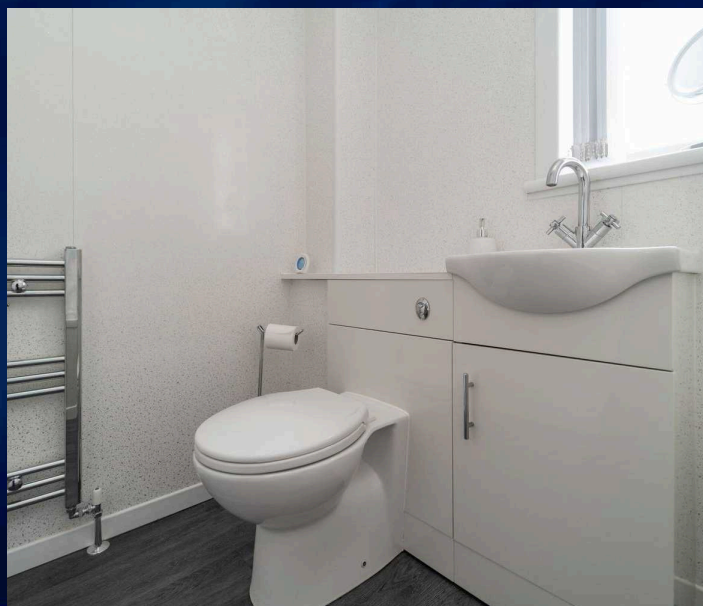
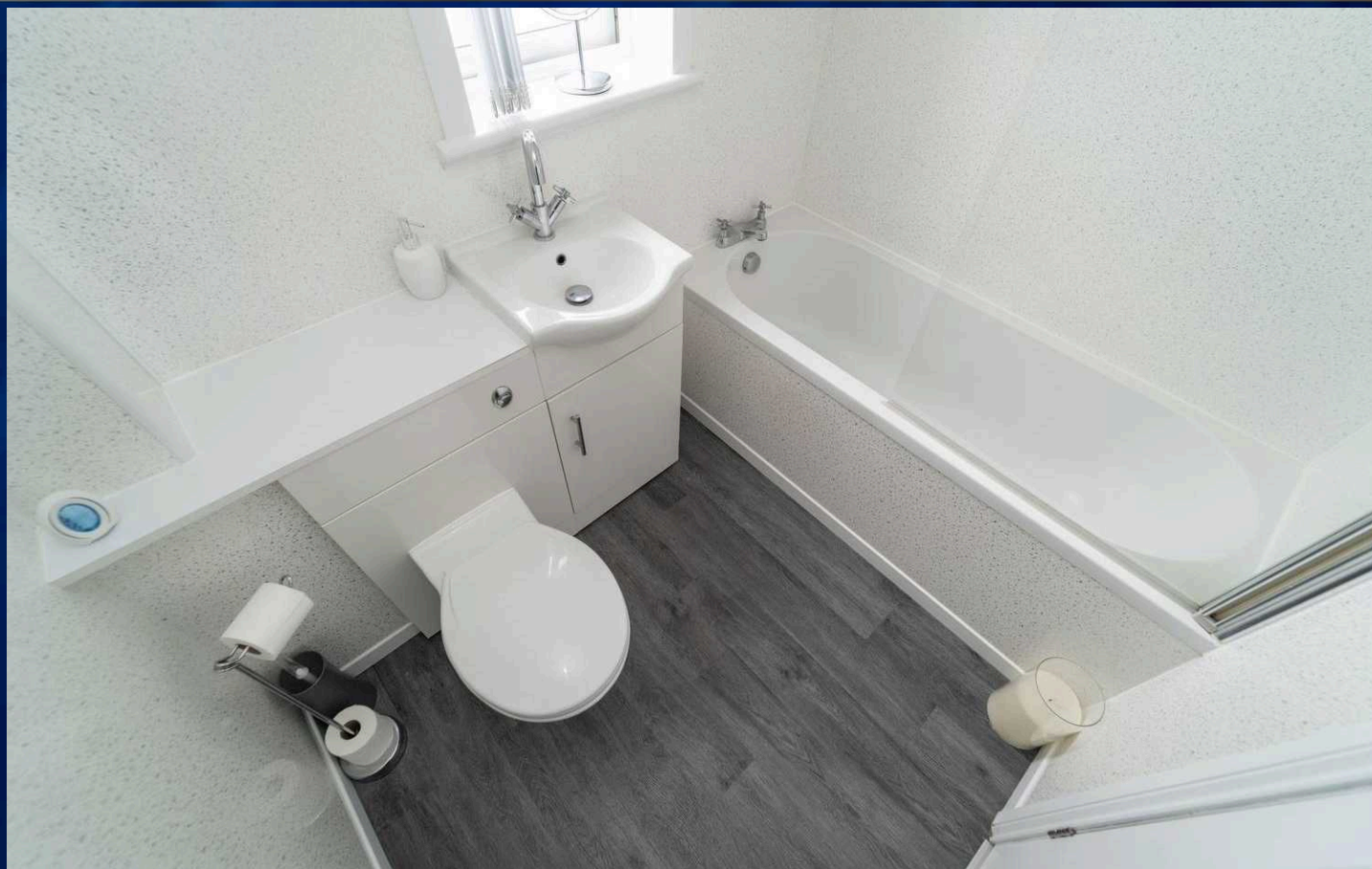
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

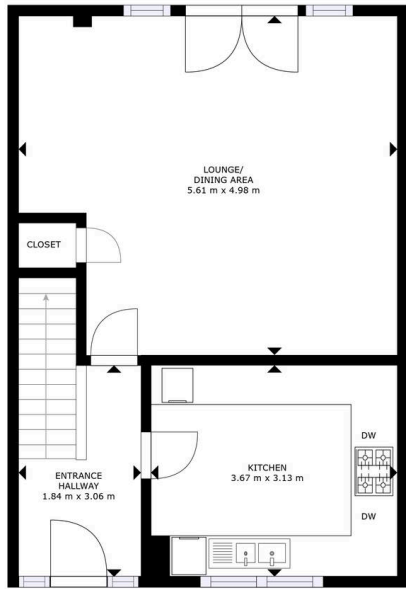
INTEREST

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

THINKING OF SELLING

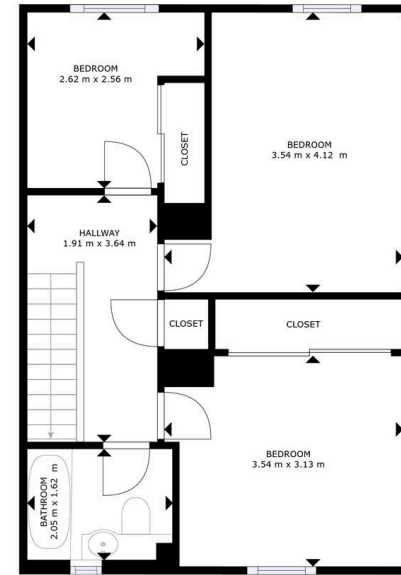
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.





FLOOR 1

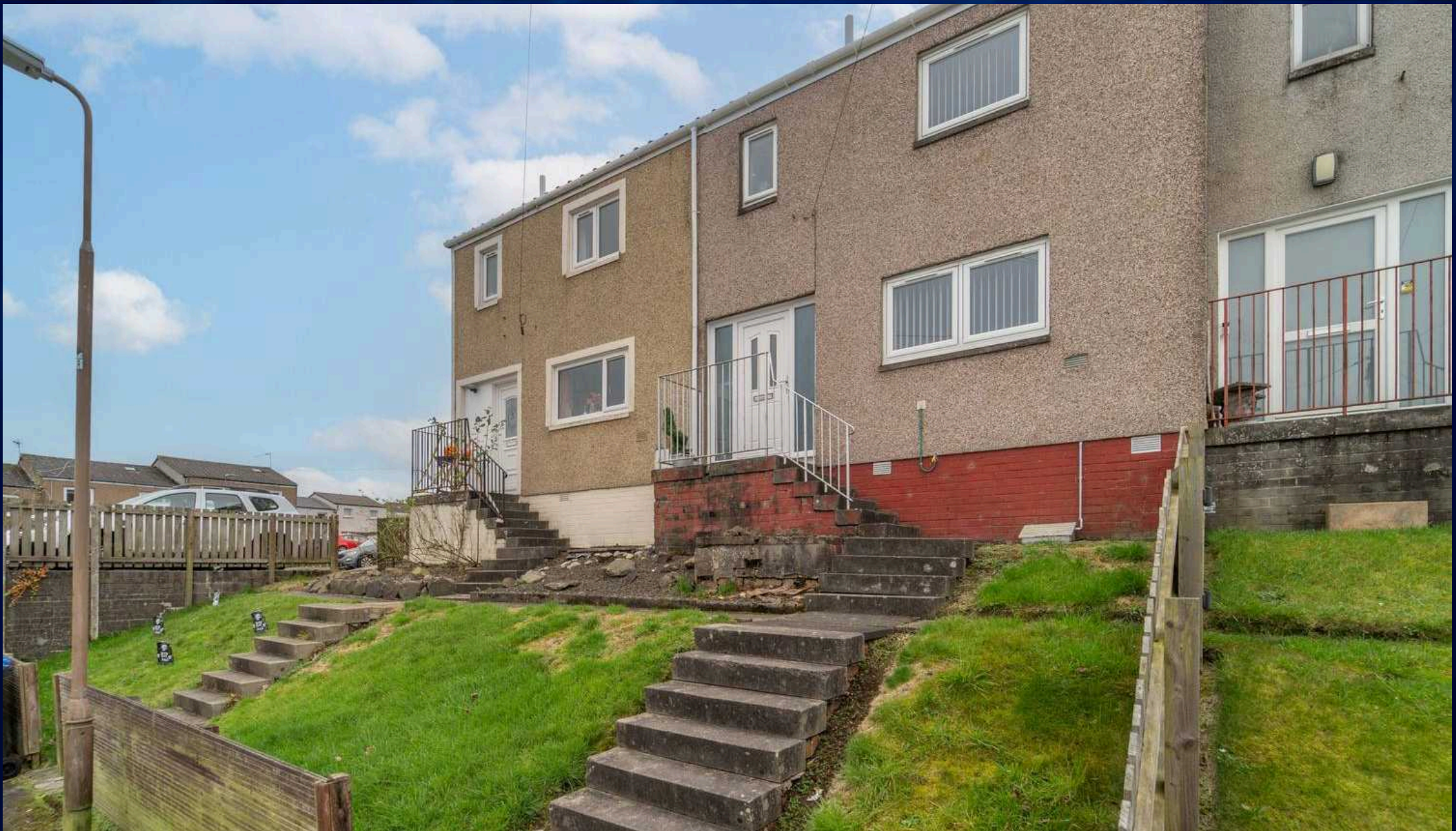
GROSS INTERNAL AREA
FLOOR 1: 46 m²; FLOOR 2: 45 m²
TOTAL: 91 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 46 m²; FLOOR 2: 45 m²
TOTAL: 91 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





RE/MAX 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.