



**13 Kaims Crescent, Livingston**

Livingston

In Excess of **£170,000**



## 13 Kaims Crescent

Livingston, Livingston

This stunning, modern two-bedroom ground-floor flat is a rare gem in one of Livingston's sought-after developments, seamlessly blending contemporary style, spacious interiors, and everyday practicality. From the moment you arrive, the property's impressive curb appeal, combined with its easy access to plentiful parking spaces, creates a welcoming sense of convenience and exclusivity. Perfectly suited for professionals, small families, or anyone seeking a tranquil yet central location, this home is immaculately presented and in walk-in condition, making it an effortless choice for those who value both comfort and sophistication.

Step inside to discover a bright and spacious hallway, which immediately sets the tone for the home's modern elegance. The neutral décor and airy feel make it an inviting space for welcoming guests, while also hinting at the thoughtfully designed interiors waiting to be explored.

At the heart of this exceptional flat lies the open-plan kitchen and lounge, a true showstopper. The expansive kitchen features integrated appliances, including an oven, hob, and fridge/freezer, with sleek grey cabinetry and fresh white worktops providing a striking yet practical design. The breakfast bar creates an ideal spot for casual dining or entertaining. Flowing seamlessly from the kitchen, the lounge area offers generous space for relaxation, currently accommodating a large sofa with room to spare.



Floor-to-ceiling glass windows flood the room with natural light, enhancing its welcoming atmosphere and providing access to outdoor views.

The primary bedroom is a serene retreat, easily accommodating a king-size bed with ample space for additional furniture. Double fitted wardrobes add a touch of luxury and practicality, keeping the room uncluttered and polished. An adjoining fully tiled ensuite features a walk-in shower with high-end fixtures, creating a spa-like sanctuary.

A second bedroom offers versatility, providing space for a double bed, a home office, or a personal dressing area. Its neutral décor ensures it can easily adapt to suit the needs of its future occupants, adding further appeal to this already impressive home.

Completing the layout is the main bathroom, a partially tiled haven of relaxation. With a large bath and overhead shower, this space balances functionality with comfort, making it the perfect place to unwind after a long day.

Beautifully finished throughout, this flat offers bright, airy interiors and ample storage options, all situated in a prime Livingston location with excellent access to local amenities, leisure facilities, less than a ten-minute drive to both Livingston north and south train stations, as well as being less than a five-minute drive to 'the centre'. Combining contemporary décor with spacious living, this home is a true standout, and early viewing is highly recommended.





Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1148576 / Ref:89638)



## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

