





2- Bedroom Ground Floor Flat in Kaims Terrace, Livingston

This bright and spacious 2-bedroom flat, located in the desirable Kaims Terrace, offers comfortable and modern living in the heart of Livingston. With stylish interiors, ample storage, and a private balcony, it's an ideal choice for first-time buyers, couples, or small families seeking a well-maintained home. Sharon Campbell and RE/MAX Property are delighted to bring this apartment to the market.

The property comprises:

- Entrance Hallway
- Two Bedrooms with Built-In Storage
- Modern Bathroom
- Open-Plan Living/Dining Room and Kitchen
- Private Balcony

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Livingston Village blends historic charm with modern convenience, making it a highly desirable location. Once a rural village, it retains its character with traditional cottages and scenic surroundings, while being close to Livingston's extensive amenities, including shops, restaurants, and parks like Almond Valley Heritage Centre. The area offers excellent transport links, with easy access to the M8 motorway and nearby train stations providing regular services to Edinburgh and Glasgow. With its peaceful setting, rich history, and convenient location, Livingston Village remains a popular choice for families and professionals alike.

Entrance Hallway

The welcoming entrance hallway provides access to all rooms, including the two bedrooms, bathroom, open plan living/dining room/kitchen, and downstairs storage. It features white painted walls, wooden laminate flooring, two ceiling lights, a radiator and a smoke detector, creating a practical and inviting space.

Living/Dining Room/Kitchen

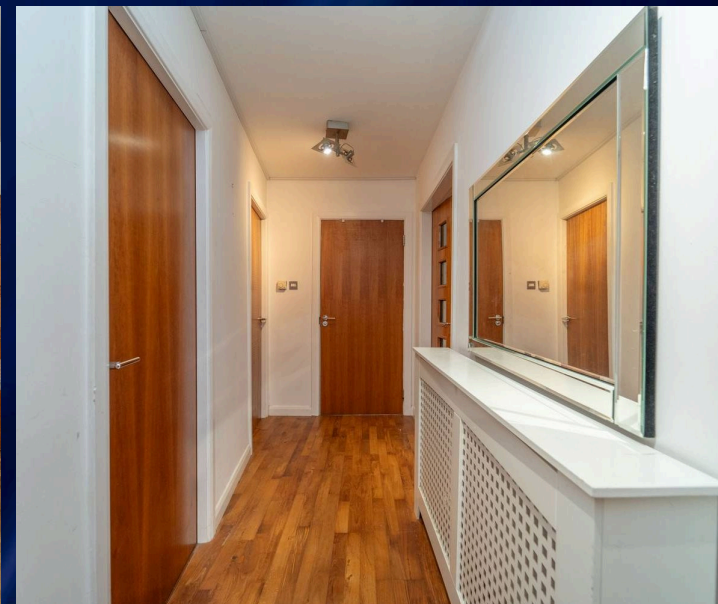
6.431m x 5.091m (21'01" x 16'08") This spacious, open-plan area is the heart of the home, features windows to the front and side and a UPVC door leading to a small private balcony. The room is bright and airy, with venetian-style and roller blinds, three ceiling lights and white painted walls. The kitchen area boasts tiled backsplash, a stainless-steel one-and-a-half sink, a built-in electric oven, a four-burner gas hob with a stainless-steel cooker hood and a range of wall and base units with neutral laminate worktops. There is space for a kitchen table and chairs, while the wood laminate flooring runs throughout. The space is fitted with two radiators, a heat detector, a carbon monoxide detector, along with multiple double sockets.

Bedroom One

3.941m x 3.229m (12'11" x 10'07") This spacious bedroom boasts a window with a view of the rear of the property, wooden venetian-style blinds, and a ceiling light. Decorated with white painted walls and a neutral carpet, the room also features a radiator, a double fitted wardrobe with hanging and shelf storage, two double sockets and a television aerial connection.

Bedroom Two

2.954m x 2.896m (09'08" x 09'06") This double bedroom overlooks the rear of the property, with a window fitted with a curtain pole. The room is complete with white painted walls, a neutral carpet, a ceiling light and a radiator. It also includes a built-in double wardrobe with a mirrored front, offering ample shelf and hanging storage. Two double sockets are provided.



Bathroom

2.130m x 1.891m (06'11" x 06'02") The crisp, white bathroom includes a privacy window to the side of the property, a ceiling light and a mix of white painted walls, white tiles and wipe clean walling. The flooring is wood-effect vinyl, and the room is fitted with a radiator. Key features include a bath with a mains shower overhead, a white toilet and sink, a shaver socket and a storage cabinet.

Additional Items

Tenure: Freehold. Council Tax Band: C. Factor Fee – £93.00 per month with Hacking and Paterson that includes buildings insurance. There is an allocated parking space. The perfect fit window blinds, integrated kitchen items mentioned, 2 doorstep cameras and all fitted floor coverings are included in the sale, as well as the two sheds. 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

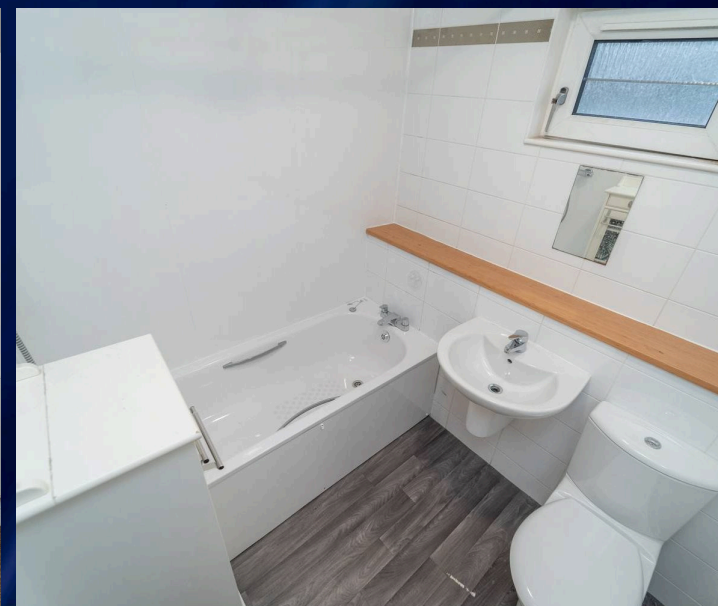
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

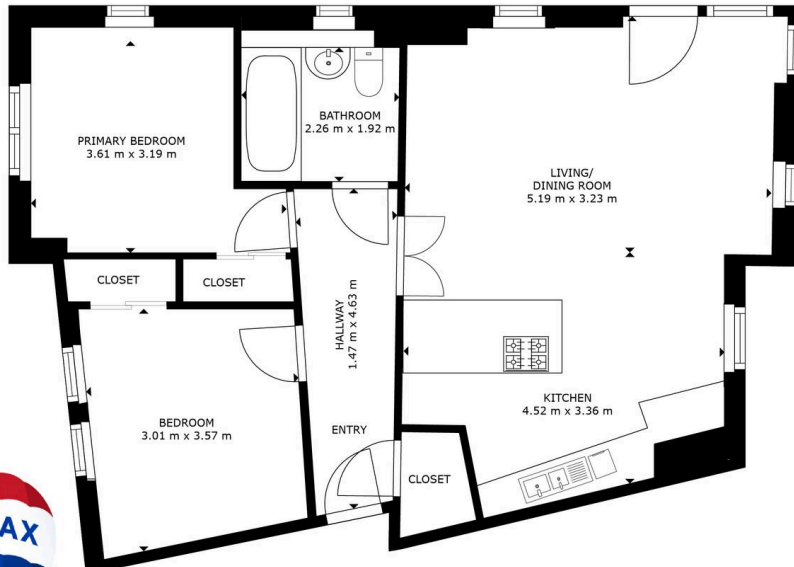
INTEREST

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 PLAN



GROSS INTERNAL AREA
FLOOR PLAN: 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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.