



McEwan Fraser Legal

Solicitors & Estate Agents

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25 Kaims Place

LIVINGSTON, WEST LOTHIAN, EH54 7DX

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Livingston is a very popular location for families. The amenities are wide and varied. In particular, the shopping opportunities in the town centre are the best in West Lothian and include large national brand supermarkets, clothing retailers, DIY and much more. The town centre is less than ten minutes from the property by car. Education is well served with both primary and high schools provided on a local basis. The Town is also close to the campus of Heriot Watt University. Leisure facilities are varied and include a good choice of eating out opportunities together with sporting venues. Transport is key to Livingston. It is almost halfway between Edinburgh and Glasgow and has motorway links to both cities. A rail link is also

available. Edinburgh International Airport is less than ten miles away for links to London and many international destinations.

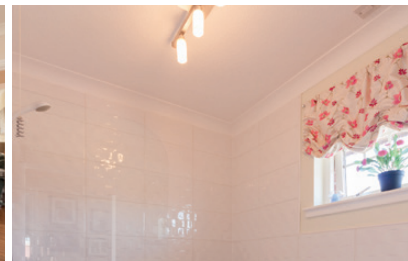
This two bedroom semi-detached bungalow is situated in a quiet and sought after residential area. The kitchen consists of a range of wall and floor mounted units with complementing surfaces and integrated oven and hob. The spacious lounge is quietly situated to the front of the property over looking the front well maintained private garden. The lounge comes complete with electric fire and wooden fire surround. There are two bedrooms of comfortable dimensions and are situated to the rear of the property both benefiting from built in mirrored

wardrobes. The bathroom is partially tiled and benefits from vanity storage complete with electric shower over bath.

The property benefits further from gas central heating, full double glazing throughout and security alarm system.

Additionally there are well maintained private gardens front and rear. The rear garden can be explored from rear bedroom access door. There is off street parking via the driveway that could accommodate two cars, there is also ample on street parking for family and friends.

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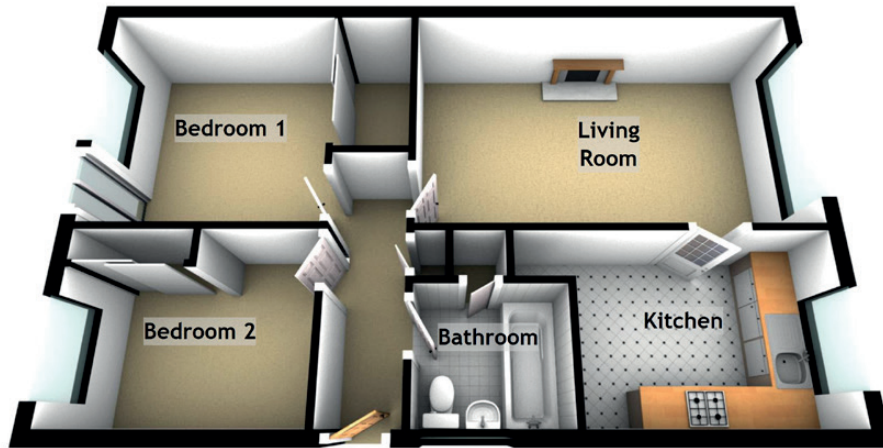


Property Specifications

Approximate Dimensions

(Taken from the widest point)

Living Room	3.14m (10'4") x 3.13m (10'3")
Kitchen	2.81m (9'3") x 2.39m (7'10")
Bedroom 1	3.11m (10'2") x 3.11m (10'2")
Bedroom 2	3.11m (10'2") x 2.41m (7'11")
Bathroom	1.90m (6'3") x 1.70m (5'7")



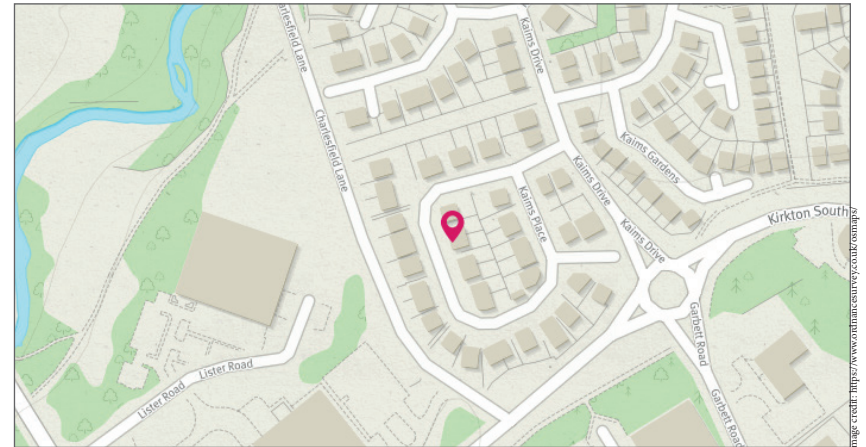
Gross internal floor area (m²) - 51m²

EPC Rating - D

Extras

(Included in the sale)

All fitted floor coverings, light fittings, window blinds, garden hut and integrated kitchen appliances.




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Part
Exchange
Available



Text and description
GILLIAN MUNRO
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
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