




McEwan Fraser Legal
Solicitors & Estate Agents
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28 Kaims Court
LIVINGSTON, WEST LoTHIAN, EH54 7DB

LIVINGSTON

West Lothian

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 by car from the property. Education is well served with both primary and high schools provided locally.

West Lothian College is a short distance to the property and the town is also close to the campus of Heriot Watt University. Amenities are varied and include a good choice of restaurants 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 and Edinburgh International Airport is less than ten miles away for links to London and many international destinations.



Cambridge Park, Deer Park Golf and Country Club



28 KAIMS COURT

Semi-detached house

Part Exchange available. We are delighted to offer for sale this three bedroom, semi-detached house presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

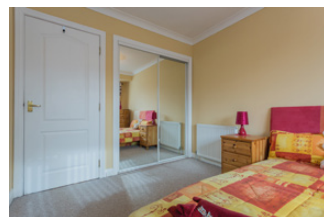
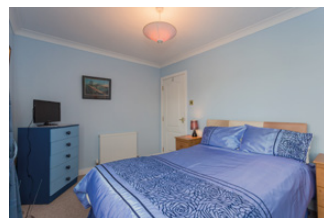
On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. The property has an entrance porch and a large bright and airy lounge offering great furniture configurations. The kitchen/dining room consists of floor to ceiling units, six ring gas range cooker, cooker hood, space for fridge freezer, washing machine and tumble dryer. Generous work top space which will certainly suit the aspiring chef. Access to the back garden can also be found within the kitchen. The generously sized dining room will easily cater for a large party and provides access via French doors to the decked area of the back garden.

There are three bright, airy double bedrooms, all with fantastic built-in storage and also all allowing for additional free-standing furniture. Access to the floored attic via Ramsey ladder can be found at the top of the landing, as well as a generous shelved storage cupboard. The fully tiled bathroom completes the property internally with electric power shower over jacuzzi bath, wash hand basin and WC.

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

The secure back garden has also laid with artificial grass and comes complete with garden shed. The front garden is of a mature theme and also has artificial grass. The garage comes complete with power and water.





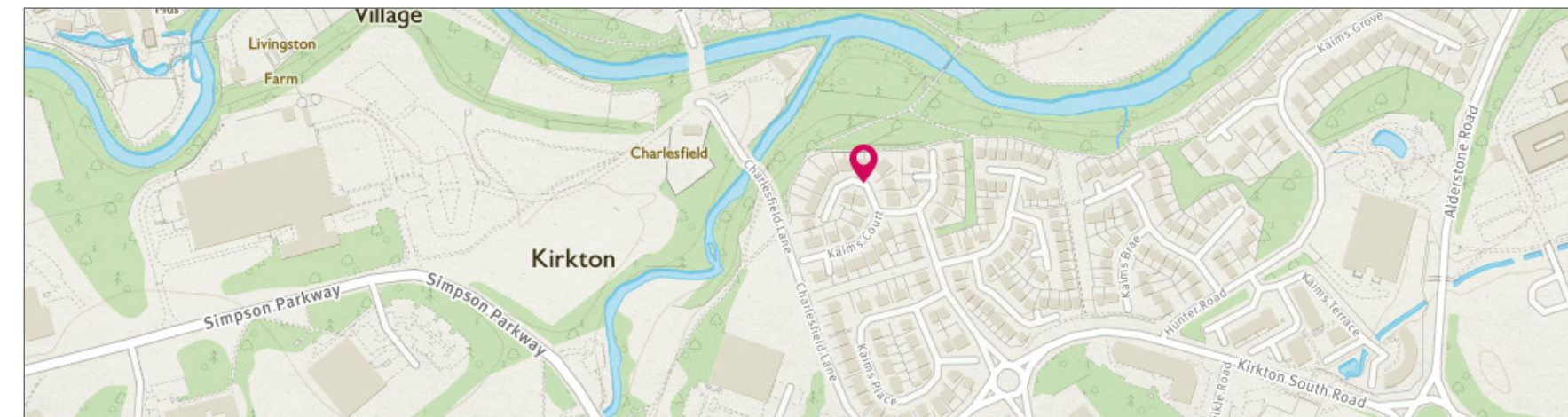
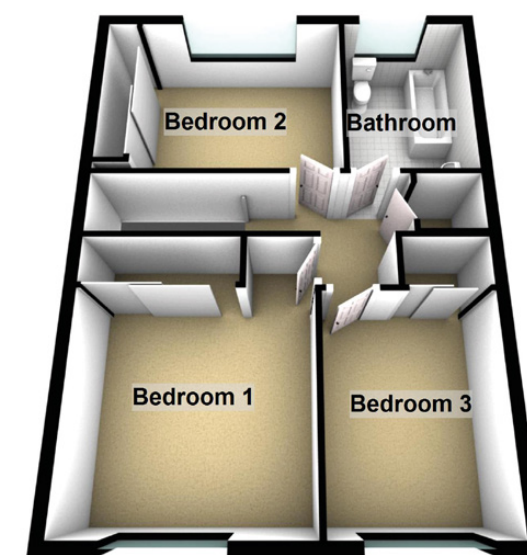
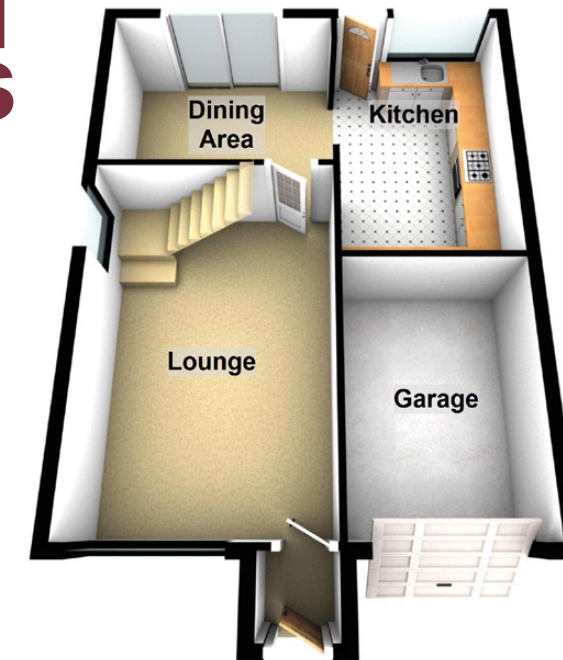
FLOOR PLAN DIMENSIONS MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.50m (11'6")
Kitchen	4.20m (13'9") x 2.60m (8'6")
Dining Area	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m²) - 94m²

EPC Rating - C





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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