




McEwan Fraser Legal
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5 2/3 Kaims Terrace
LIVINGSTON, WEST LOTHIAN, EH54 7EX

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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 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. The property itself is also almost halfway between Livingston North and Livingston South railway stations, making it perfect for commuting.

Part Exchange available. We are delighted to offer for sale this one bedroom flat 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 this apartment, it is immediately apparent that the current owner has looked after this home, which is fit for today's modern living. The entrance hallway benefits from large storage cupboards plus security entry phone system.

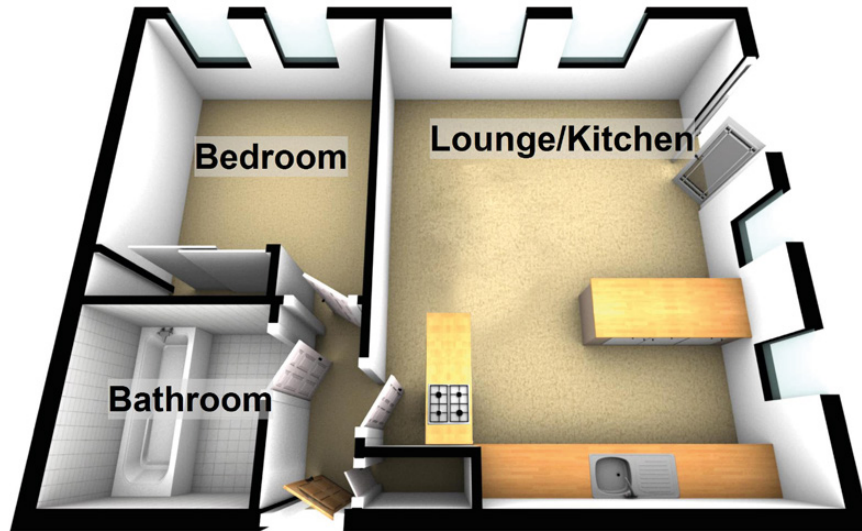
To the front of the property the open plan lounge, diner and kitchen has been tastefully decorated, with the kitchen which offers a fashionable touch. The kitchen comes complete with oven, gas hob, cooker hood, integrated fridge freezer and space for washer dryer. The bright and airy bedroom offers excellent furniture configurations as well as built in-wardrobes.

The family bathroom complete with white bathroom suite which is partially tiled and benefits from some shelf storage in front of the mirror.

This property also benefits from a well maintained communal stair, gas central heating and full double-glazing throughout. There is allocated residents parking with ample parking for family and friends as well as communal gardens.



SPECIFICATIONS

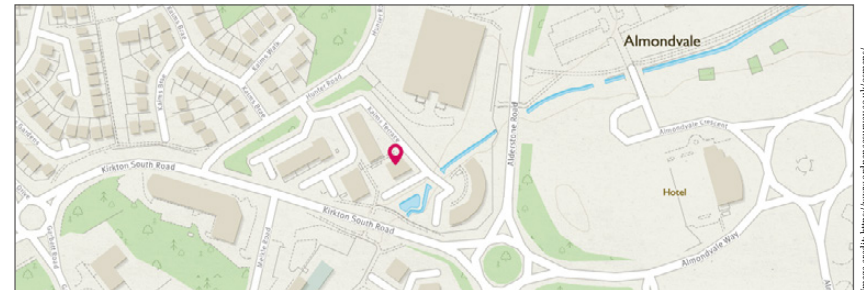


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.93m (19'5") x 4.64m (15'3")
Bedroom	3.80m (12'6") x 3.03m (9'11")
Bathroom	2.04m (6'8") x 1.96m (6'5")

Gross internal floor area (m²) - 53m²

EPC Rating - C




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**Part
Exchange
Available**

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