

3, 2/2 Kaims Terrace, Livingston, EH54 7EX Offers Over £145,000









matte black sink. Also included is an integrated











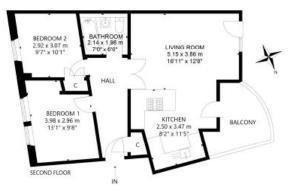
Across the hall are two carpeted double bedrooms with built-in wardrobe storage and east-facing windows which fill the rooms with plenty of early-morning sunlight. The bathroom features a three-piece white suite including WC, washbasin, and shower-over-bath. Externally the house enjoys well-maintained grounds and residents' parking. The property also includes gas central heating and double glazing throughout, optimising comfort and efficiency for the whole of the year.











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Livingston

Livingston is a highly popular residential town fifteen miles west of Edinburgh. Its ideal location means the property is within walking distance of the fashionable Livingston Designer Outlet and neighbouring The Centre Livingston. Both house well-known retailers, cafés, and restaurants with excellent accessibility and the area is served by both an abundance of parking spaces and public transportation. Nearby Almondvale Park is perfect for peaceful river walks, cycles, and running trails. Xcite Livingston houses a pool, spa, fitness classes, gym, soft play, and café offering activities for all ages. Almond Valley is ideal for a family day out with a train ride, a museum, and farm animals to see. An excellent commuter location, it is close to the M8 which makes the area ideal for travel to Edinburgh and Glasgow with regular buses and train services. Livingston North Railway Station is less than a ten-minute drive from the property.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.