



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



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LEGAL



This contemporary and stylish second-floor apartment offers an appealing lifestyle in an exclusive residential Livingston development. Greeting you at the secure entrance of this two-bedroom property is a well-kept, carpeted stairwell filled with an abundance of light from the large windows on the east wall. The hallway offers access to all rooms, including a set of double fire doors that bring you into the sizable living room/kitchen. Framed by substantial windows that provide the space with plenty of light as well as access to the enviable faux-turfed balcony space, the living room boasts a geometric feature wall and options for a versatile layout. The kitchen has a modern finish, including clean white wall and floor cabinets topped by light wooden worktops and a 5-piece gas hob. Clouded glass cabinets and an abundance of shelf space sit above a stylish white-tiled splashback and a modern, sleek matte black sink. Also included is an integrated fridge/freezer, oven below the gas hob and space for a freestanding washing machine or dishwasher.





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.





2/2. 4 ROOM TERRACE, LIVINGSTON PARK '04  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA '04 SQ FT / '04 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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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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