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Fixed Price

£315,000

83 Kaims Crescent

Livingston | West Lothian | EH54 7FY

Beautifully presented throughout, this impressive detached Living by Robertson 'Madrid' villa offers spacious and contemporary family accommodation with a stylish, well designed layout. Set within a sought after modern development in Livingston, the property enjoys private gardens, a garage and driveway, and is conveniently located close to excellent local amenities, well regarded schooling, transport links and green spaces, making it an ideal home for growing families.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage & drive
-  EPC rating – B
-  Council tax band - E



Description

You enter the property with the light and airy lounge positioned to the left. To the rear is the dining kitchen, fitted with a range of wall and base units with co-ordinated worktops, useful understairs storage, and French doors opening onto the rear garden. A practical utility room and a convenient WC are accessed directly from the kitchen.

On the first floor, the principal bedroom features built-in wardrobes and an en-suite shower room. There are two further double bedrooms, a single bedroom, and a family bathroom with a crisp white suite and a shower over the bath. The property further benefits from gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer and dishwasher.

Gardens and parking

A front garden creates an attractive approach to the property, while to the rear is a generous, fully enclosed garden laid to lawn with a patio area, offering the perfect setting for relaxing, outdoor dining and entertaining during the warmer months, as well as a safe space for children and pets to enjoy. The property also has an integral garage with an up and over door, power and light, while the driveway provides off street parking.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at cost of approximately £20 per six months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

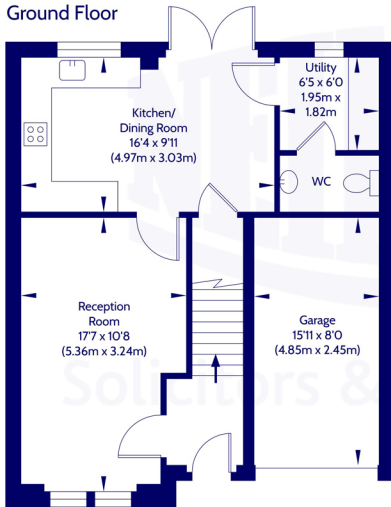
Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.



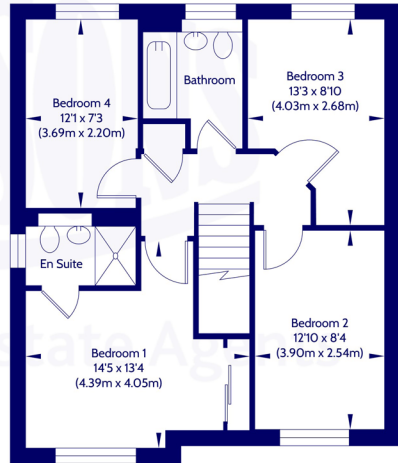


Approx. Gross Internal Floor Area 104 Sq M / 1113 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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