



99 Kaims Crescent, Livingston

Offers Over £210,000



99 Kaims Crescent

Livingston

A beautifully presented two bedroom terraced home situated within the popular Livingston Village area. Stylishly finished throughout, the property offers a bright and welcoming interior with an impressive open plan kitchen, dining and living space at the heart of the home. A welcoming entrance hallway leads through to the main living areas, where the stylish fitted kitchen features a good range of wall and base units, complementary work surfaces, integrated appliances and attractive lighting. The adjoining dining area comfortably accommodates a six seater dining table, providing plenty of space for family meals and entertaining while remaining naturally connected to both the kitchen and lounge.

The living area is bright and generously proportioned, with ample room for a large corner sofa and additional furniture. A feature media wall creates an attractive focal point, while a window and French doors bring plenty of natural light into the room. The French doors open directly onto the rear garden, creating an easy flow between the indoor and outdoor spaces. A stylish WC with wash hand basin provides an additional practical feature.

The principal bedroom is a generous double with plenty of room for bedside furniture and additional storage. Large fitted mirrored wardrobes provide excellent storage while enhancing the bright and spacious feel of the room. The second bedroom is another well proportioned and versatile room, suitable as a bedroom, guest room or home office. The third bedroom is currently styled as a nursery and could easily adapt as a child's bedroom, study, dressing room or hobby space depending on the needs of the next owner.



The family bathroom is finished in a fresh and stylish design, featuring a bath with shower over, WC and wash hand basin, complemented by attractive neutral tiling.

To the rear, the property enjoys a generous private enclosed garden, predominantly laid to lawn and bordered by timber fencing, providing a secure and easily maintained outdoor space. A paved patio sits immediately outside the French doors with plenty of room for outdoor seating and dining furniture, making it ideal for summer entertaining, barbecues or relaxing outdoors. The good sized lawn offers further space for children to play, pets or additional landscaping, with plenty of scope for future owners to put their own stamp on the garden.

Set within a stylish modern development in the highly desirable Livingston postcode, Kaims Crescent brings together the finish and feel of a newer home with a superb layout designed for modern living. From the impressive open plan entertaining space and six seater dining area to the three flexible bedrooms and generous garden, this is a home with genuine all round appeal. Beautifully presented, practical and ready to enjoy, it is an exciting opportunity for buyers looking to secure a standout home in one of Livingston's most soughtafter residential settings.

Home Report Value- £220,000

EPC - B

Council Tax Band - D

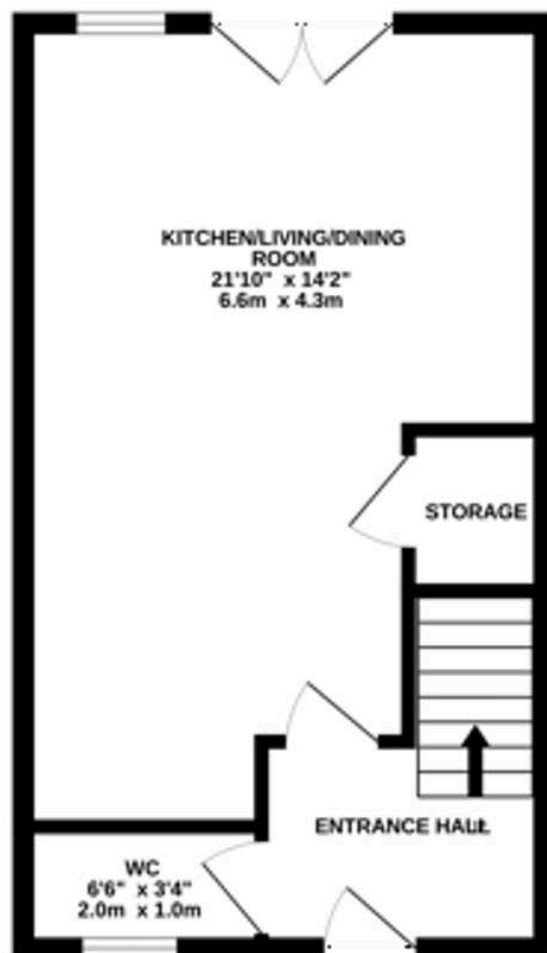
Square Ft- 753/ 70m2

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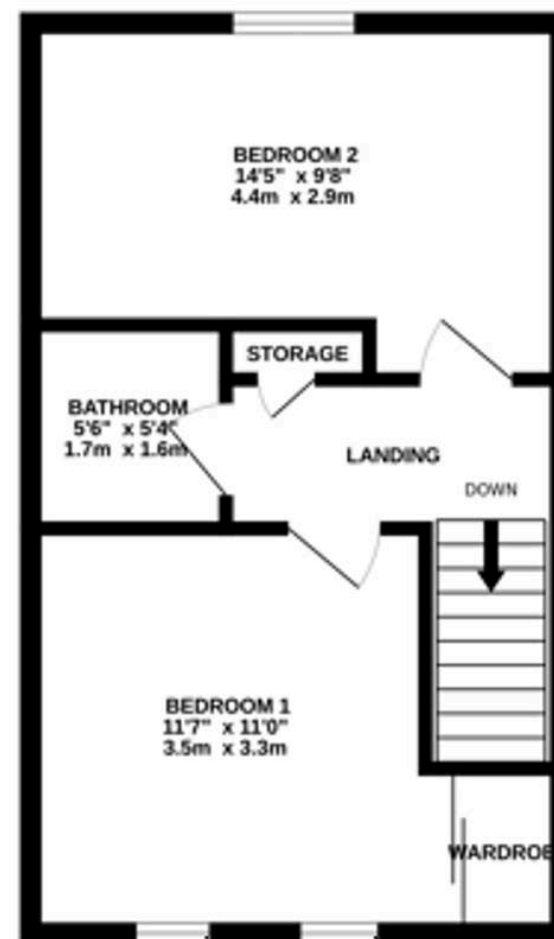




GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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