



33 Kaims Brae, Livingston Village

Offers Over £300,000

33 Kaims Brae

Livingston Village

Set within the popular residential area of Kaims Brae, Livingston, this impressive four bedroom detached home offers generous and beautifully presented accommodation, ideally suited to modern family living. With three bathrooms, a converted garage, an extended driveway and a landscaped rear garden, the property is presented in true walk in condition and offers an excellent combination of space, style and versatility.

The home makes an attractive first impression, with a smart exterior and a substantially extended monoblock driveway providing excellent off street parking for multiple vehicles. The former garage has been thoughtfully converted to create additional usable accommodation, adding further flexibility to the ground floor.

On entering the property, you are welcomed into a bright and contemporary hallway, finished in fresh neutral tones with wood effect flooring and soft grey carpeting leading to the upper level. The main lounge is particularly generous in size, offering an excellent space for both everyday family life and entertaining. A large front facing window allows plenty of natural light to fill the room, while neutral décor, fitted carpeting and recessed ceiling spotlights create a clean and modern finish. The proportions of the room comfortably accommodate substantial lounge furniture whilst maintaining a spacious and uncluttered feel.

Moving towards the rear of the property, the accommodation flows into a dedicated dining area with ample room for a full sized family dining table, making it ideal for everything from relaxed weekday meals to entertaining friends and family. French doors lead directly into the conservatory, allowing natural light to travel through the rear of the home and creating a pleasant connection between the internal living areas and the garden.

The fitted kitchen is both practical and well presented, partially tiled featuring a comprehensive range of light coloured wall and base units complemented by wood effect work surfaces and tiled splashbacks. The well planned layout provides generous preparation and storage space, alongside integrated cooking facilities and room for additional appliances. A broad window positioned above the sink brings further natural light into the room.

The conservatory is another excellent feature of the property, providing a bright and versatile additional living space overlooking the landscaped rear garden. Surrounded by glazing and benefiting from a vaulted roof, it creates a natural transition between the house and garden and could be used as an informal sitting room, playroom or entertaining space. Direct access to the garden makes this particularly appealing throughout the warmer months.

The garage conversion further enhances the flexibility of the accommodation a spacious double bedroom with fitted wardrobes and reading spaces emphasises the size available with neutral stylish tones. And could serve as a home office, family room, snug, playroom or occasional guest space depending on the needs of the new owner, the desirable extra bedroom also benefits from a gorgeous en suite space, tiled with sleek blue tones complimented by a dual head walking shower space.

Throughout the ground floor of this special home , the neutral colour palette, contemporary flooring and well maintained interior create a fresh and welcoming feel, allowing prospective purchasers to move in with minimal work required. To the rear, the property benefits from an enclosed and landscaped garden, providing an attractive and manageable outdoor space for relaxing, entertaining and family use. Together with the conservatory, dining area and flexible garage conversion, the ground floor



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Upstairs, the home continues to impress with three well proportioned double bedrooms, all presented in keeping with the fresh and contemporary finish found throughout the property. The main bedroom provides a comfortable and relaxing retreat, with ample space for a double bed and additional bedroom furniture, soft fitted carpeting, neutral décor and a large window allowing plenty of natural light into the room. This bedroom also benefits from a luxurious en suite shower room, finished to a high standard with contemporary grey wall panelling, a generous walk in shower enclosure with rainfall style shower, a modern vanity unit with storage, WC and illuminated mirror, creating a sleek and stylish finish.

The second double bedroom is another generously sized room, comfortably accommodating a double bed alongside freestanding storage and additional furniture, making it ideal for family members or visiting guests. The third double bedroom is currently utilised as a home office and dressing space, demonstrating the versatility of the accommodation, although its proportions allow it to function comfortably as a permanent bedroom if required.

Completing the upper level is the stylish family bathroom, which has been finished with a striking contemporary design and comprises a full sized bath with an overhead rainfall style shower and glazed screen, WC and a vibrant vanity unit providing useful storage. Contrasting wall finishes, modern black fittings and wood effect flooring give the room a distinctive and polished appearance. With three genuine double bedrooms, excellent bathroom facilities and a consistent standard of presentation throughout, the upper level provides comfortable and flexible accommodation perfectly suited to the demands of modern family life.



To the rear, the property is complemented by a beautifully landscaped and fully enclosed garden, creating a private and inviting space for relaxing, entertaining or enjoying time with the family, designed to be low maintenance in an expansive space, Beyond the garden, the home enjoys a particularly peaceful setting, with established greenery and open green space providing a pleasant backdrop and an added sense of privacy.

Kaims Brae itself offers a quiet residential atmosphere, making this an ideal location for those looking to enjoy a more tranquil setting whilst remaining within easy reach of Livingston's many amenities. With its spacious accommodation, impressive outdoor space and peaceful surroundings, this is a wonderful family home that is ready to be enjoyed from the moment you move in.

Home Report Value- £310,000

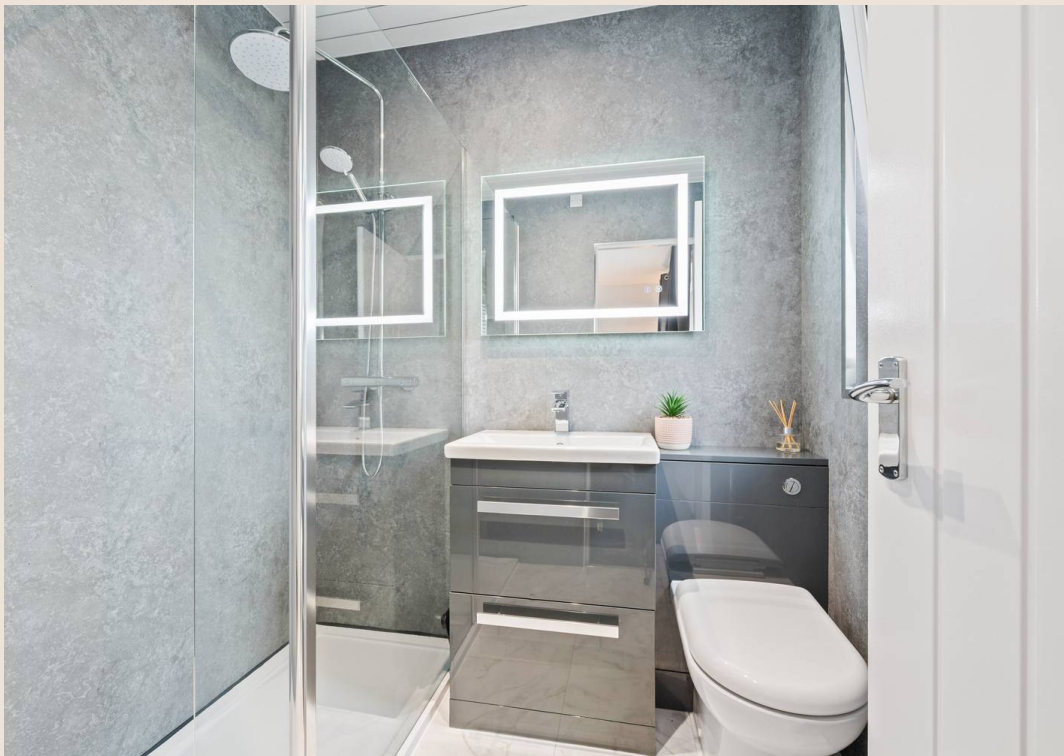
EPC -

Council Tax Band - E

Square Ft-

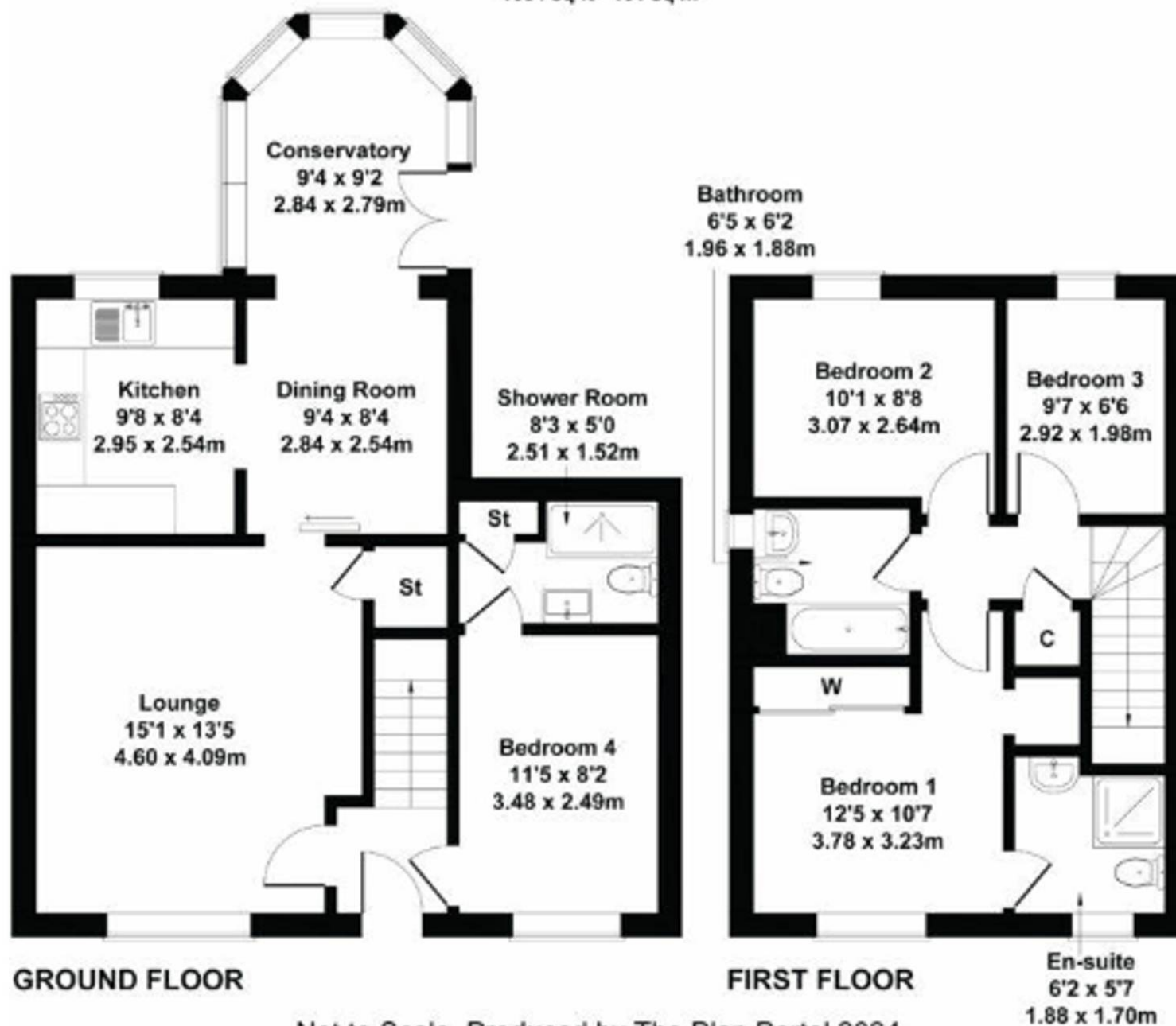
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Approximate Gross Internal Area
1084 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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