



43 Kaims Place
Livingston EH54 7DX
Offers Over £275,000

KAIMS PLACE

Caesar & Howie
Solicitors & Estate Agents



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This is a spacious and popular style detached villa in highly sought after area, offering an ideal family home. It has a flexible layout, well proportioned rooms and benefits from recent redecoration. The garage conversion provides an extra bedroom or family room/office etc. The large cabin to rear has light and power and makes an ideal playhouse, office/studio or hobbies room etc. The location has easy access to town centre shopping, amenities and supermarkets. It is also within easy reach of catchment primary school Livingston Village. Flexible entry. Early viewing recommended.

- **Entrance hall**
- **Bay window lounge**
- **Kitchen/breakfast room**
- **Dining room**
- **Utility & W.C.**
- **Fourth bedroom/family room**
- **Three double bedrooms (master en-suite)**
- **Family bathroom**
- **Large garden cabin**
- **Gardens & Driveway**
- **Council Tax Band E**
- **Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email nk@caesar-howie.co.uk**



