

**36 Kirkfield View
Livingston EH54 7BP**

Offers Over £210,000

- Charming two bed semi-detached bungalow
- Entrance hallway with generous storage cupboard
- Bright and spacious lounge
- Kitchen with a range of storage
- Two bedrooms, master with fitted wardrobes
- Gas central heating & double glazing
- Private front and rear gardens
- Driveway and on street parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



2



1



EPC C



Semi-detached bungalow

Blair Cadell are delighted to present this charming two-bedroom semi-detached bungalow to the market. Nestled in a quiet cul-de-sac within the highly sought-after Livingston Village area of West Lothian, rarely available this property offers a fantastic opportunity for a variety of buyers. With its peaceful setting and desirable location, early viewing is highly recommended.

The property features a welcoming entrance hallway providing a generous storage/laundry cupboard and loft access. A bright and spacious lounge leads into the kitchen, which is fitted with a range of wall and floor-mounted units, an electric oven, gas hob, freestanding fridge freezer, and a washing machine. The accommodation includes a master bedroom with fitted wardrobes and a second bedroom, ideal for guests, family, or use as a home office. Externally, the property boasts a low-maintenance graveled front garden and a well-maintained rear garden, complete with a useful garden shed—perfect for summer BBQs and outdoor entertaining.

Livingston Village combines historical charm with modern conveniences, making it one of the most desirable locations in West Lothian.

The property is ideally placed for a range of local amenities, including shops, the Almondvale Shopping Centre, Livingston Designer Outlet, leisure and sports centres, and several golf courses. Excellent schooling options are available locally, from nursery through to secondary level.

Transport links are excellent, with the M8 motorway close by and the A705 running parallel to the village. Livingston North and Livingston South railway stations are both within easy reach, while Edinburgh Airport is located approximately 20 miles to the east, offering convenient access for commuters.

Viewing By appointment 0131 337 1800

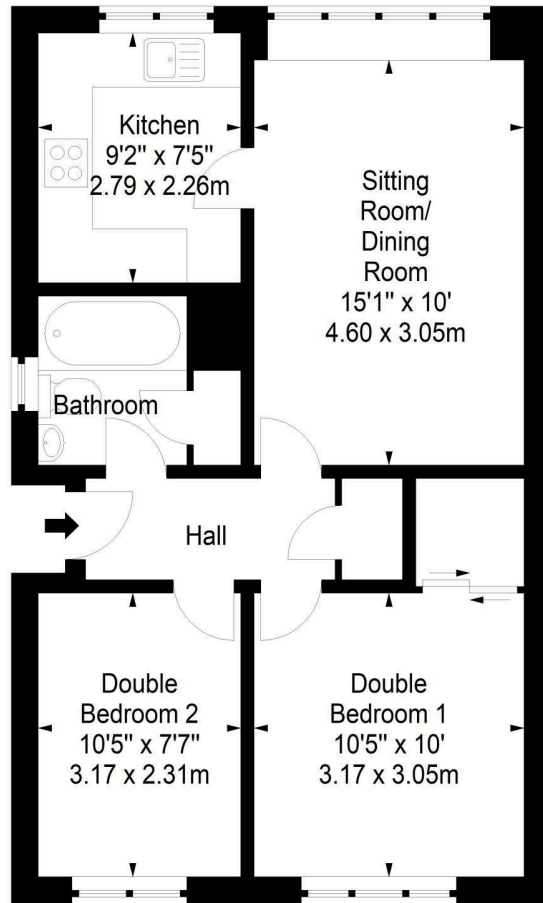




Kirkfield View, EH54 7BP



Approx. Gross Internal Area
544 Sq Ft - 50.54 Sq M
For identification only. Not to scale.
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Ground Floor



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