



## 92 Kirkfield East

Livingston Village, Livingston, EH54 7BB

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Welcome to a charming two-bedroom detached bungalow which forms part of a desirable neighbourhood, set on a quiet cul-de-sac in sought-after Livingston Village. Presented in move-in condition, this home is beautifully presented throughout, enjoying a blank canvas of décor and modern finishings. It features two public rooms, a stylish kitchen and bathroom, well-maintained gardens, and private parking.

Nestled behind a lawned front garden, the home's entrance opens into a hall that offers built-in storage and a lovely welcome. The hall's white décor and timber-toned floor flow through to the open-plan kitchen/living/dining room, creating a light and airy environment for daily use. There is floorspace for a great choice of furnishings and south-facing windows for a flood of daily sunshine. With an ultra-modern design, the kitchen adds to the aesthetic of the space as well, providing excellent storage and workspace thanks to handle-less cabinets and stone-style worktops. Attractive splashbacks tie the look together, alongside integrated appliances for that desirable sleek finish (ceramic hob, extractor hood, oven, microwave, fridge/freezer, dishwasher, and washing machine). On the opposite side of the hall, the two bedrooms continue the neutral décor.

## Features

- Detached bungalow with modern interiors
- Cul-de-sac setting in Livingston Village
- Blank canvas of décor throughout
- Entrance hall with built-in storage
- Open-plan kitchen/living/dining room with:
  - South-facing aspect
  - Ultra-modern kitchen
- Multi-aspect conservatory with garden access
- Two bedrooms (one with a built-in wardrobe)
- Modern bathroom with overhead rainfall shower
- Well-kept private gardens to the front and rear
- Private tandem driveway for off-street parking
- Gas central heating and double-glazed windows
- EPC Rating - C





“Open-plan kitchen/living/dining room  
and a multi-aspect conservatory with  
garden access”







On the opposite side of the hall, the two bedrooms continue the neutral décor. The principal bedroom, laid with carpet, is a comfortable double with a built-in mirrored wardrobe, whereas the second bedroom is a versatile space with wood-effect flooring, making it ideal for use as an office (if required). Accessed from both bedrooms is a multi-aspect conservatory, which offers a delightful space for unwinding before flowing out into the rear garden. Completing the home is a modern bathroom, fitted with a toilet, a pedestal washbasin, a towel radiator, and a P-shaped bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.

In addition to the south-facing front garden, there is a fully-enclosed rear garden, which features a neat lawn and an area for relaxing and dining in the summer. There is also a private tandem driveway for off-street parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Additional furnishings are also available, including a sofa, a bed, a chest of drawers, and bedside tables.

## Livingston, West Lothian

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Xcite Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.

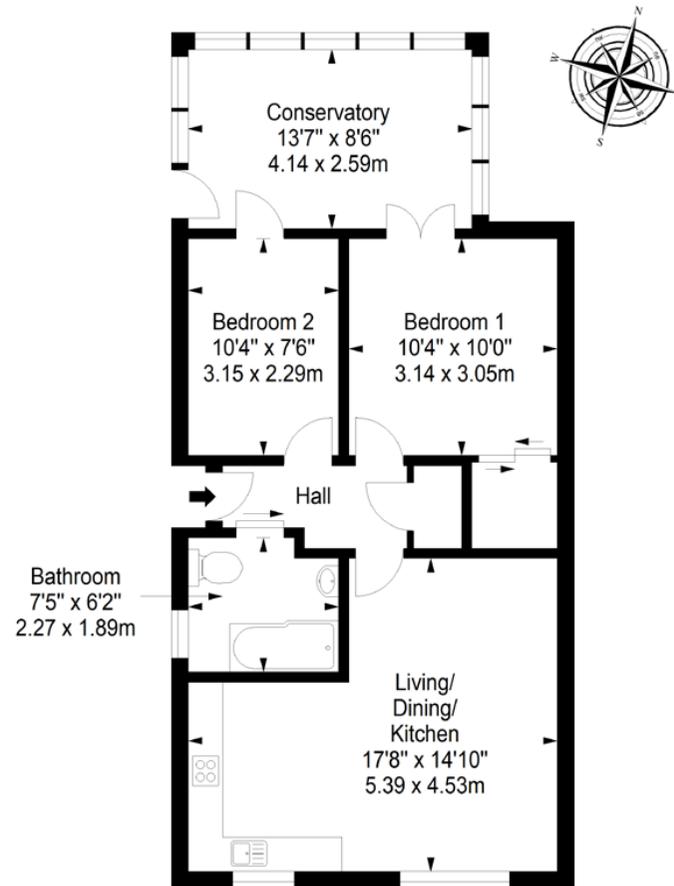




# Floorplan

## Ground Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 sq. feet)

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