



98 Kirkfield East, EH54 7BB

Livingston -



HOMETOWN  
ESTATE AGENTS







Nestled within a highly sought-after pocket of Livingston Village, this charming upper main door apartment offers the perfect blend of comfort, and convenience-making it an ideal choice for first-time buyers, downsizers, or investors alike.

From the moment you arrive, the attractive red brick facade sets the tone, offering real kerb appeal and a sense of warmth before you even step inside. The private main door entrance opens into the hallway, complete with a useful shelved storage cupboard which also houses the electrics. A carpeted staircase leads you up to the main accommodation. The front-facing lounge is a beautifully bright and airy space, finished in fresh white tones and presented in true walk-in condition. It's a room that instantly feels like home-perfect for both relaxing evenings and entertaining guests.

The kitchen is a real highlight of the home, stylish, modern, and upgraded to a high standard. Featuring sleek high-gloss units, crisp white metro-style tiling, and complementary worktops, it offers both style and functionality. Integrated appliances include an induction hob and oven, with additional space for a free-standing fridge/freezer and washing machine. Contemporary spotlights complete the space perfectly.

The generous double bedroom enjoys a peaceful leafy outlook to the rear, creating a calm and cosy retreat. It benefits from fitted wardrobes with sliding doors along one wall, as well as ample space for additional furniture. Soft carpeting adds to the comfort.

The shower room is finished in a timeless style, featuring a white three-piece suite including WC, wash hand basin, and shower cubicle, complemented by classic white tiling.

Further features include gas central heating, double glazing, and quality flooring throughout, along with excellent storage. This includes a loft with pull-down ladder access, partially floored and housing the boiler, as well as a separate hallway cupboard accommodating the water tank.

Externally, the property continues to impress. There is parking to the front, while to the rear you'll find a low-maintenance seating area-perfect for enjoying sunny days with a peaceful, tree-lined backdrop.

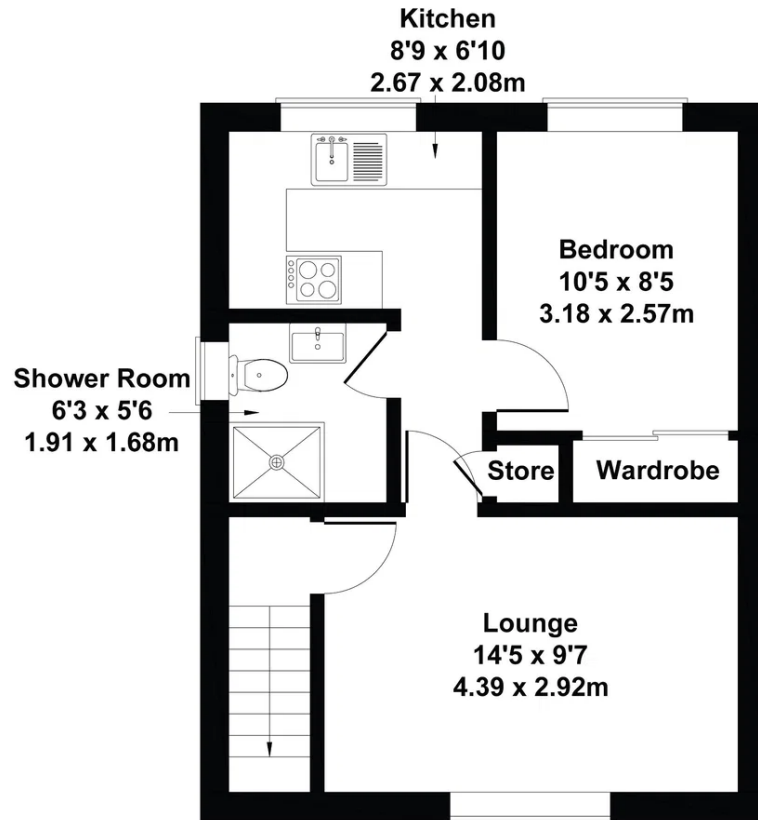
Offered to the market chain-free and in true move-in condition, this is a fantastic opportunity to secure a stylish home in a prime location.

Livingston Village itself is one of the area's most desirable residential spots, known for its strong sense of community, picturesque surroundings, and excellent convenience. With easy access to local amenities, scenic walks, and superb transport links-including nearby road and rail connections-you're perfectly placed for commuting to both Edinburgh and Glasgow while enjoying a quieter village lifestyle.

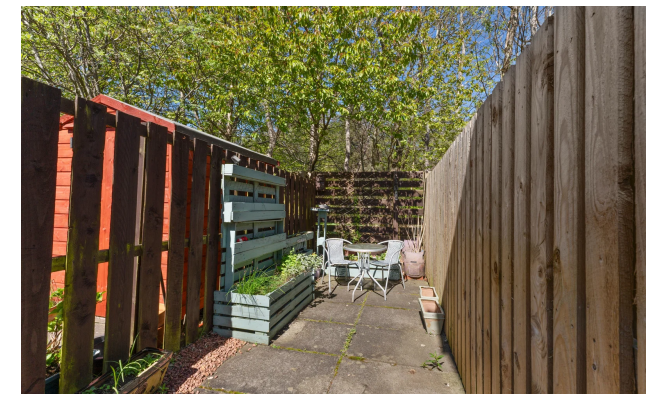


# 98 Kirkfield East, Livingston Village, Livingston

Approximate Gross Internal Area  
408 sq ft - 38 sq m



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

